

**Town of St. Albans  
Selectboard Meeting Minutes  
Monday, August 7<sup>th</sup>, 2017  
6:30 p.m.**

On Monday, August 7<sup>th</sup>, 2017 at 6:35 p.m., at Town Hall the Town of St. Albans Selectboard met.

**Officials and staff present:** Chair, Bruce Cheeseman, Vice Chair, Sam Smith, Bill Nihan, Al Voegele, Town Manager, Carrie Johnson, Town Clerk, Anna Bourdon, Fire Chief and Public Safety Officer, Bob Cross, Assessor, Bill Hinman, Asst. Assessor, Bob Ware, Director of Public Works, Alan Mashtare and Recording Secretary, Jenn Gray. Sam Smith arrived at 6:40 p.m. Absent was Brendan Deso.

**Public:** Peter Blouin, Bob Fairbanks, Dave Hardy, Eric Fitch with Purpose Energy and Jeff Garner with Purpose Energy.

**Grice Brook Association:** Carolyn Thompson, Dan Cunningham and Esther Morse.

**Village at Franklin Park Association:** Gilles & Mariette Messier, Pat Reed, Joan Wood, Barbara Granger, Dayton Contois and Mary Foster.

Chair, B. Cheeseman called the meeting to order at 6:37pm.

The Pledge of Allegiance.

**Approval of Agenda**

The 2017 Household Hazardous Waste collection day and the Certificate of Public Good application for VELCO's substation upgrade on Nason Street were added to the agenda.

**MOTION: B. Cheeseman made a motion to approve the agenda with the above changes. All in favor, none opposed, motion carried.**

**General Warrant**

**MOTION: B. Nihan made a motion to approve the general warrant dated August 7<sup>th</sup>, 2017, in the amount of \$60,688.36. All in favor, none opposed, motion carried.**

**Payroll Warrants**

**MOTION: A. Voegele made a motion to approve the payroll warrants dated August 4<sup>th</sup>, 2017 in the amount of \$17,332.21, July 28<sup>th</sup>, 2017 in the amount of \$28,575.64 and July 21<sup>st</sup>, 2017 \$18,300.58. All in favor, none opposed, motion carried.**

**Impact Fee Warrant**

**MOTION: B. Cheeseman made a motion to approve the Impact Fee warrant to Resource Systems Group, Inc. in the amount of \$425.94. All in favor, none opposed motion carried.**

**Biodigester – Eric Fitch – Purpose Energy**

Mr. Fitch came before the Board to discuss the proposed biodigester to be constructed on the Dunsmore Road. It will be an anaerobic digester generating 800 kw genset at 2 farms. DVO will construct the digester. DVO has built 10 in Vermont previously. A Power Purchase Agreement and Certificate of Public Good must be in place prior to construction. Mr. Fitch stated they are aiming to start the project in March, 2018. The digester will take manure and food byproducts to generate energy and lighten the phosphorus load going into Lake Champlain.

S. Smith asked if the issue with the transmission lines had been resolved. Mr. Fitch explained that those lines have been moved back behind the homeowners utilizing the existing Right of Way by Green Mountain Power.

Town resident, Bob Fairbanks expressed his concerns about possible odors from the biodigester. He also expressed his frustration with the Vermont Public Service Board and why they don't come to Towns these projects are proposed to be constructed in. Mr. Fitch explained the anaerobic digester is sealed and that eliminates the odor. He went on to explain that some of the benefits to the biodigester is controlling the amount of phosphorus that goes into the lake. Turning waste into energy that is carbon neutral.

**Village at Franklin Park Association – Emergency 911 Renumbering Issue**

Joan Wood, on the board of the Village at Franklin Park Association came before the Board to express concern regarding the renumbering and renaming of streets at the Village at Franklin Park Association. Ms. Wood provided a map of the development. Currently, the 26 units currently built generate \$109,000 in tax revenue for the Town.

Village at Franklin Park resident, Bernie Messier came before the Board to state that every unit has front access. He would like the Board to come up and look at the development.

Assessor, Bill Hinman came before the Board to discuss the renumbering issue. State e-911 standards were not being met prior to this development going in. The Harbor View development had the same issues and the numbering was corrected. A driveway location triggers the e-911 address. B. Hinman explained that he has reached out to the homeowners regarding street name suggestions and hasn't received any to date.

Fire Chief and Public Safety Administrator, Bob Cross came before the Board. He stated that public safety is his first concern. He stated the development was poorly designed, the numbering is very confusing. Emergency services will go to the easiest access possible. Whether it's a front or back entrances, it doesn't matter.

Dayton Contois, a former Fire Chief from Burlington and resident in this development asked Fire Chief Cross if he's taken a walk around the development and encouraged him to do so if he hasn't. Mr. Contois explained that the street width is 20 feet and a few of the streets in this development are 16' or 17'. Hydrant placements are in poor locations as well.

Mary Foster expressed concern about front door having one address and the back door having another address. That will not occur, only one address per dwelling is planned.

After further discussion, B. Cheeseman made the suggestion that the Selectboard and Fire Chief to do a site visit. Joan Wood will be contacted when this site visit is scheduled.

**Errors & Omissions – Assessor, Bill Hinman**

B. Hinman explained the errors and omissions to the Board. Rules were changed regarding veteran's exemptions. 9 Veterans that weren't eligible previously are now eligible. The other errors and omissions were regarding trailers, homesteads and personal properties. These changes equate to a \$3,834.97 in lost tax revenue for the Town.

A. Voegele asked B. Hinman if the Town reaches out to the American Legion or the VFW regarding new vets. B. Hinman stated that would be a good idea but, hasn't done it yet. B. Ware explained that veterans are always coming to them regarding the exemptions and the Veterans Administration verifies with the states of new veterans.

**Veteran's Exemptions**

Lumbra Maurice & Gina	Span # 552-174-11704
Bauer, Michael & Jennifer	Span # 552-174-13203
Brown Jessica & Charles	Span # 552-174-10481
Smith Carl II & Leslie	Span #552-174-10346
Audette Jeremy	Span #552-174-11701
Roberts Thomas	Span #552-174-12079
Belval Ronald & Lee-Anne	Span #552-174-11015
Bouchard Robert & Lynn	Span #552-174-13956
Bosley Richard & Lorraine	Span #552-174-13886

**Net Change = -\$3,902.85**

**Campers Removed from Gagne Campground**

The following campers were either removed or destroyed prior to **April 1, 2017**. The Listers/Assessors' office request these values be removed from the Grand List. If not approved it is likely the tax bill will go unpaid and need to be abated in the future:

Bushey Timothy	Span #552-174-13589
Chaffee Andrew	Span #552-174-10523

**Net Change = -\$17.95**

### **Bessette & Coretto Property**

The property recently purchased by Kristi Bessette and Dominic Coretto included a non-residential assessment on the tax bill. In review of the assessment it was found that a commercial use had not been declared on the property since 2013, yet the non-residential value had not been moved to the homestead value. The Listers/Assessors' office request that the Homestead House site Value for Span #552-174-10196 be changed to \$242,500.

**Net Change = \$0**

### **Brian Stucke Travel Trailer**

Brian Stucke recently acquired a Travel Trailer that is being used as a residence. The camper is described as a 1999 when in fact it is a 1988. The value associated with the Camper is currently \$2,500. The Assessor requests that the value be reduced to \$1,000. The Span Number for the Parcel is #552-174-10761.

**Net Change = -\$5.38**

### **Personal Property ecoATM, c/o Altus Group US Inc.**

The account management company reported no tax bill but, indicated they did file an inventory. The inventory was emailed and indicates \$25,400 for 2017. The Listers/Assessors' Office request that the value of \$25,400 be added to the 2017 Grand List personal property account.

**Net Change = +\$91.12**

**MOTION: B. Cheeseman made a motion to approve the errors and omissions as presented by Bill Hinman which results in a cost of \$3,834.97. All in favor, none opposed, motion carried.**

### **Town Manger's Report**

#### **Household Hazardous Waste Collection Day**

The 2017 Household Hazardous Waste Collection day is taking place on Saturday, August, 12<sup>th</sup> from 8am to 2pm at the Town Garage located at 300 Georgia Shore.

### **VELCO**

The Board had received the Certificate of Public Good application for VELCO's substation upgrade on Nason Street. No action required.

### **VT Alert Initiative**

The Town is using the Vermont Alert system for emergency announcements and strongly encourages residents to sign up for this service for announcements on road closures or severe weather alerts. These instructions will be posted on the Town's website for the public to follow.

### **Water/Wastewater Allocation Request – 144039 Canada Inc.**

The proposed project is located on property on the corner of Route 104 and Route 36 for a bank with three drive-up windows, an office building and retail building/retail warehouse.

**MOTION: A. Voegele made a motion to approve the water and wastewater allocation for 144039 Canada, Inc. as presented. All in favor, none opposed, motion approved.**

### **Street Naming, Numbering and Addressing Ordinance**

This ordinance was in need of updating. B. Nihan pointed out that Section 4 should read 5.280. The Board recommended tabling the ordinance until after their site visit to Village Park Drive.

### **Street Renaming Request Policy Review**

Mr. Rainville bought all the properties owned by Bevins located on Bevins Road and he would now like to change the road name to "Rainville". There is only one other neighbor located on this road and they have agreed to the road name change. Bevins is a private road. B. Cheeseman stated that it would set a bad precedent if we allow road names be changed every time someone buys property. The Board agreed to not make any changes at this time and have C. Johnson updated Mr. Rainville.

### **Grice Brook Homeowners Association Research Status**

C. Johnson working with Ruggiano Engineering regarding the intersection onto the SASH from Grice Brook. She provided a conceptual plan to the Board and asked them for their thoughts. The Town could apply for a grant to do the path portion of the work. The Town Department of Public Works could do a lot of this work. The Town cost is roughly estimated at around \$300,000 - \$400,000, if we can get a grant. The state does support this plan.

B. Nihan stated that adding a pedestrian crossing on a 50 mph road with lots of traffic is not a good idea. The Department of Transportation (DOT) needs to be on board first.

B. Cheeseman would like to see what the Town could receive for a grant funds prior to approving or not approving this plan.

The Board asked C. Johnson to move forward with researching grant opportunities.

Carolyn Thompson asked if a bike path would come from the school. C. Johnson explained that the plan includes an 8' to 10' wide gravel path that goes to school on the north side and connects to Collins Perley Sports Complex on the south.

Bob Fairbanks stated that a lot of truck noise will be generated in that area of Grice Brook if that intersection is installed.

### **Public Comment**

None.

### **Minutes**

**MOTION: A. Voegele made a motion to approve the Selectboard meeting minutes for Monday, July 17<sup>th</sup>, 2017. All in favor, none opposed, motion carried.**

### **Schedule**

The next regular Selectboard meeting is Monday, August 21<sup>st</sup>. The following meeting falls on Labor Day, Monday, September 4<sup>th</sup>. The Board agreed to hold their first meeting in September on Wednesday the 6<sup>th</sup>.

### **Other Business**

S. Smith asked if there was an update on the renovations to the Stone House in the Bay Park. C. Johnson had spoken to Sam Ruggiano. There is tentative approval for lights but, no interior plan. We need to get an estimate on a plan.

Alan Mashtare explained he attend the last meeting with the historical registry. The roof of the stone house could be changed on one side. He will reach out to Sam Ruggiano on more information. Next step is to see how much a design plan would cost.

### **Executive Session**

**MOTION: A. Voegele made a motion to go into executive session at 8:38 p.m. to discuss legal, contractual or personnel issues where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss legal, personnel and contractual issues under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager, Carrie Johnson. All in favor, none opposed, motion carried.**

**MOTION: A. Voegele made a motion to come out of executive session at 9:58 p.m. All in favor, none opposed, motion carried.**

### **Adjournment**

**MOTION: S. Smith made a motion to adjourn the Selectboard meeting at 10:00 p.m. All in favor, none opposed, motion carries.**

Respectfully submitted,  
Jenn Gray, Recording Secretary