

WAITSFIELD SELECTBOARD

February 10, 2020

Waitsfield Town Office

6:30 P.M.

Board Members Present – Paul Hartshorn, Chair; Sal Spinosa, Vice-Chair; Kellee Mazer, Darryl Forrest, and Jon Jamieson.

Board Members Absent – None.

Others Present: Alice Peal, Jordan Gonda, Bob Cook, Brian Voigt, Duncan Brines, Steve Shea, and Ann Marie Harmon (all from the Planning Commission), and MRVTV.

Staff: Trevor Lashua, Town Administrator

The meeting was called to order at 6:30 p.m.

Item II.1. Agenda additions, removals, or adjustments per 1 V.S.A. § 312 (d) (3) (A).

Item 4 was postponed to the following meeting (2/24) due to an injury of one of the key individuals.

Item II.2. Public Forum

Alice Peal updated the Board on the Free-Wheelin’ program. It has been a great community builder and useful. Lawson’s Finest donated approximately \$15,000 to the program and Troy Kingsbury donated \$500. There are now 14 drivers, most using their private vehicles. She also wanted to acknowledge Sean Lawson and his personal story of using Downstreet to find affordable funding for housing.

Item II.3. Consider Approving Correction for a Homestead Tax Adjustment.

The enclosed memo from Town Treasurer Sandy Gallup, along with a letter from the affected property owner (Sally Kendall), included more detail on what happened and why the Town is involved.

In short, the State is unwilling to make a correction related to an issue with a homestead adjustment and SPAN number. The Vermont Department of Taxes sent a homestead adjustment to a decidedly non-residential property owner – a propane dealer based in New Jersey – and is claiming it is too late/unwilling to correct the issue. As a result, the solution described in the memo has been devised to recapture the adjustment sent to the propane dealer and return it to the tax account of the correct residential property owners. As a nonresidential property owner, the propane dealer is not eligible to receive a homestead adjustment.

Trevor clarified that the adjustment for the residential property owners would be paid from the re-payment (through the tax bill increase) from the propane company. Without that re-payment, the Town would not make payment to the residential property owners.

Motion:

Jon moved to authorize the Town Treasurer to make a \$1,886 State tax payment correction to Inergy Propane’s tax account, and make a correction/reduction to the tax account of Jeremy Gulley and Sally Kendall. Sal seconded. Motion passed 5-0.

46
47 Item II.4. Presentation of Dog and Enforcement Ordinance Revisions - **MOVED TO NEXT MEETING**
48

49 Item II.5. Work Session with the Planning Commission re housing/PHDs.

50 This was intended as a general work session with the Planning Commission centered on its proposed changes to
51 the zoning ordinance, which include Planned Hamlet Developments (PHDs).

52
53 The Town commissioned a few renderings showing what a planned hamlet could look like in a more realistic
54 setting. The renderings were available and projected on the whiteboard for the Board members and anyone from
55 the public who attended to see. They went through three options looking at layouts, wastewater infrastructure,
56 home sizes, and styles. Some of the concerns were about density and lot size but also the amount of open space
57 each lot needs to have. Septic limits were also a concern brought up by Paul as each lot is about ¼ acre. The
58 wastewater needs have been addressed and there is a reliance on State Water permitting as well as the DRB for
59 permitting, so there will still be a process to follow.

60
61 A clarification was made that a PHD is not necessarily affordable housing. Affordable housing in the Town
62 Plan is laid out as 30% of income going toward housing but there are no defined parameters in this proposal.
63 The limitation of the housing unit cannot be more than 25% of the lot size. The renderings are generic lots that
64 could be in the Agricultural Residential District. This proposed plan is a mechanism to help and is not the final
65 answer to affordable housing but, as Duncan put it, an arrow in a quiver of options.

66
67 Alice Peal brought up the Spring Hill Road community and how they all work together to share resources and
68 they are all somewhat close together. This proposed plan is similar to that community but on a smaller scale.

69
70 They are currently waiting on the Irasville study before exploring more dense areas in the community. These
71 options are just options and not concrete plans moving forward. They have kept other commissions in the loop
72 regarding their research and ideas and have addressed the concerns from the Conservation Commission but
73 there has not been an ongoing dialogue. There is, however, language to protect concerns from the Conservation
74 Commission (wildlife corridors, land, scenic routes, etc).

75
76 The Planning Commission will look at changes to the renderings, and the issue will return to the Selectboard for
77 a final discussion and decision at some point. Concerns include how to ensure the open space and scenic road
78 requirements are met.

79
80 Enclosed was:

- 81 ● The Planning Commission’s bylaw amendment summary.
- 82 ● A memo outlining questions/concerns (this is from a prior discussion, but included some of the
83 questions/concerns/themes that have come up)

84
85 ***Motion:***

86 *No formal action made.*
87

88 Item II.6. Consider 1st, 2nd, and 3rd Class Liquor License Renewals.

89 The Board acted in its capacity as the local liquor control commission. Representatives of the applicants were
90 not required to attend. The renewal applications were enclosed. The 3rd Class license category is relatively new;
91 the license enables the sale of spirits and fortified wines.

92
93 **Motion:**

94 *Jon moved to approve the following renewal applications for first-class liquor licenses:*

- 95 ● *Out-Bev, Inc., doing business as (d/b/a) The Mad Taco and Cast Iron Catering, with outside*
96 *consumption permit.*
- 97 ● *DeJames Hospitality, LLC, d/b/a as the Inn At The Round Barn, with outside consumption permit.*

98 *for second-class liquor licenses:*

- 99 ● *Simon’s Waitsfield Store, d/b/a Simon’s Waitsfield Store, Inc.*
- 100 ● *The Store, Inc., d/b/a as The Store, Inc.*
- 101 ● *Patch Property, Inc., d/b/a as Irasville Country Store.*

102 *for third-class liquor licenses:*

- 103 ● *Out-Bev, Inc., doing business as (d/b/a) The Mad Taco and Cast Iron Catering.*
- 104 ● *DeJames Hospitality, LLC, d/b/a as the Inn At The Round Barn.*

105 *Kellee seconded. Motion passed 5-0.*

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107 Item II. 6. Bills payable and Treasurer’s warrants.

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109 **Motion:**

110 *Approval and signature, where appropriate*

111
112 Item II. 7. Minutes of 1/27/2020.

113 The minutes from 1/27 were reviewed. Darryl would like to add comments from some of the public members
114 who attended and their comments will be added.

115
116 Sal withdrew the motion to approved the minutes as more will be added to the conversation about the LOT.

117
118 **Motion:**

119 *No motion made*

120
121 Item II.10. Selectboard Roundtable

122 Jon asked if anyone had heard anything about the 4% budget increase. There was nothing of note.

123
124 Kellee met with Charlie Goodman Jr. and walked through the Wait House. He declined to give an estimate
125 given the age of the property and work required. They talked about another option being that the Historical
126 Society moving to the carriage barn and it being seasonal, but there was concern about a potential negative
127 impact on the artifacts of the society. There is a space, the conference room, Kellee knows would be great office
128 space and there could be many options for office spaces. She would like to see something done with the
129 conference room. Paul suggested bringing it up at Town Meeting under other business to have a community
130 discussion.

Darryl wanted to acknowledge Christine Sullivan’s letter about the school board and FY21 school budget. The Board will invite her to the February 24th meeting.

Sal wanted to make sure there would be a representative from MRVAS to speak to their fund request.

Item II.11. Town Administrator’s Report.

Monday, February 17 is the second statutorily-required public hearing for the charter amendment.

III.1. Other Business.

None.

Item III.1. Correspondence/Documents/Reports received.

No discussion.

Motion:

Sal moved to adjourn at 8:09 pm. Darryl seconded. Motion passed 5-0.

Respectfully submitted,

Deanna Sellars

Recording Secretary