

## **TOWN OF WAITSFIELD, VERMONT**

## Selectboard Meeting Minutes

Monday, January 5, 2026

Draft

**Members Present:** David Babbott-Klein, Chach Curtis, Fred Messer, Brian Shupe, Larissa Ursprung

**Staff Present:** York Haverkamp, Town Administrator

**Others Present:** Hadley Gaylord, Priscilla Kalantari, Reza Kalantari, MRTV, Joshua Schwartz (MRVPD), Josh Turka, Brian Voigt (CVRPC), Erin Vreeken

**I. Call to Order:** The meeting was called to order at 6:30 pm by Brian Shupe. The meeting was held in person at the Waitsfield Town Office and remotely via Zoom.

## 1. Review agenda for addition, removal, or adjustment of any items per 1 VSA 312(d)(3)(A)

Brookfield Generator Service and Meadow Road Bridge engineering proposal added.

## 2. Public Forum

Nobody requested time to address the Board.

## II. Regular Business

## 1. Liquor License Considerations

## Outdoor Consumption Permit for Mad Moose Bar and Grill

Erin Vreeken outlined plans for the outdoor seating area, and confirmed that all staff training is complete. She noted that there have been consultations with the Fire Chief regarding heating the outdoor space in colder weather.

## Second Class Renewal for Fifth Quarter

Josh Turka explained that this is the first renewal under his ownership of the establishment, and confirmed that all training is current.

**MOTION:** *Mr. Babbott-Klein moved to approve an Outdoor Consumption Permit for Mad Moose Bar and Grill, and a Second-Class License Renewal for Fifth Quarter. The motion was seconded by Mr. Messer, and was approved unanimously.*

## 2. Floodplain Restoration and Funding Proposal

Brian Voigt outlined the evaluation of four municipal properties, and reported that the Lower Fairgrounds parcel was selected as providing the best opportunity for hazard mitigation through floodplain reconnection. He explained that the next step in the process would be having the engineering work completed for a preliminary design; funding for this portion of the project would be through a grant with no match requirement. Further decisions regarding pursuing the project would be made once the engineering work provides information regarding the cost efficiency for phosphorus reduction, the flood relief benefit provided, and more detailed information regarding what the necessary archeological investigation will entail. It was confirmed that the Conservation Commission is in support of moving forward with the initial engineering study, and indicated that the analysis provided would include consideration of the current and possibly continued agricultural use and its compatibility with floodplain restoration work.

**MOTION:** Mr. Babbott-Klein moved that Selectboard support be provided for an engineering study to further the Floodplain Restoration work. The motion was seconded by Ms. Ursprung, and passed unanimously.

51

52 **3. Local Agricultural Tax Stabilization Agreement**

53 Mr. Shupe provided some background information regarding the Town's tax stabilization program for  
54 two agricultural properties, created before the State's Current Use program came into effect. Due to  
55 staffing changes, the three-year renewal for the Town program was not voted on in March 2025, and so  
56 the tax stabilization lapsed for the current year. Mr. Shupe explained that the Current Use program  
57 provides a more valuable benefit for both property owners and the Town, and Board members  
58 concurred that their preference is to sunset the Town's stabilization allowance either now or in the near  
59 future. Reza Kalantari, one of the property owners, indicated his preference for the Town program, as  
60 there is no future penalty for subdivision or removal of the property from the program, as there is with  
61 Current Use.

62 It was agreed that additional research into the details of Waitsfield's agreement was necessary before a  
63 decision can be reached on this matter, and that it will be addressed again at the next Selectboard  
64 meeting.

65

66 **4. Local Option Tax**

67 Joshua Schwartz explained that his work to outline the details of the impacts of a LOT specific to  
68 Waitsfield is nearly complete, and it was agreed to discuss this, as well as the timing of presenting the  
69 information to the public, at the next Board meeting. Mr. Shupe reported that the LOT subcommittee  
70 has been involved in some outreach to local businesses, and noted that receipts from a LOT would be  
71 used for Waitsfield's infrastructure needs.

72

73 **5. DuBois & King Contract Amendment #4**

74 Mr. Haverkamp summarized the changes included in this amendment, noting that details were included  
75 in the meeting packet, and that much of the work included has already been completed. It was  
76 confirmed that grants have been awarded which will cover these expenses, and that the work outlined is  
77 necessary in order to receive DEC approval.

78 **MOTION:** *Mr. Curtis moved to authorize the Town Administrator to sign the DuBois & King contract  
79 amendment as proposed. The motion was seconded by Mr. Babbott-Klein, and passed unanimously.*

80

81 **5A. Fire Station Generator**

82 Mr. Haverkamp explained that the generator at the Fire Station is not working, and that  
83 Brookfield Service has assessed the situation. It was discussed that there is potential in the  
84 future to consider the generator at the Wait House being used to serve other buildings, but in  
85 order to ensure protection at this point, the Fire Station generator should be repaired.

86 **MOTION:** *Mr. Messer moved to approve payment for the Fire Station generator repair by  
87 Brookfield Services. The motion was seconded by Mr. Babbott-Klein, and passed unanimously.*

88

89 **5B. Meadow Road Bridge**

90 Mr. Haverkamp explained that the amount authorized at the previous meeting for a small-scale  
91 engineering study/assessment/report regarding the Meadow Road Bridge was not sufficient to  
92 cover the quote provided by DuBois & King for this work. The current quote to provide this  
93 assessment, including a cost/benefit analysis of repair/replacement is \$4250. Board members  
94 noted they would like an understanding of whether completion of this study will reduce the  
95 cost of the full engineering study, which was quoted at \$15K; Mr. Haverkamp will request this  
96 information. He noted that he will also check with FEMA regarding their covering the decking  
97 repairs regardless of any further movement on either repair or replacement.

102 **MOTION:** *Mr. Messer moved to approve the payment of \$4250 to DuBois & King for the small-  
103 scale study as proposed. The motion was seconded by Mr. Babbott-Klein, and passed  
104 unanimously.*

105

## 106 **6. Budget**

### 107 Workplan Update

108 Mr. Haverkamp reviewed the updated work plan with the Board, noting that several items have been  
109 completed, indicating that some prioritization is needed, and highlighting items that have a budgetary  
110 impact such as ash tree management and the East Warren/Rolston Roads fire hydrant work. It was  
111 agreed that further discussion with Hadley Gaylord regarding use of the Fairgrounds parcel should take  
112 place in before spring.

113

### 114 Road and Fire Department Budgets

115 A meeting had been held with Charlie Goodman and Josh Rogers to review the budget; the significant  
116 changes were reviewed, as well as the areas where Mr. Rogers needs to gather more information before  
117 establishing budget needs. Line painting plans were reviewed, with it being agreed that the  
118 pedestrian/parking lines on the east side of the covered bridge, as well as the shoulder lines on East  
119 Warren Road will need to be painted. Salaries and overtime amounts are yet to be determined.

120

121 Mr. Curtis noted that progress is being made on the Road Department Capital Budget, which should be  
122 ready for review at the next Board meeting.

123

124 Mr. Haverkamp indicated that the shed at the property on North Fayston Road which was approved for  
125 a FEMA buyout will be moved to the Fire Station.

126

127 Information still needed for finalizing the Fire Department budget was outlined; it was agreed to  
128 increase the amounts for those lines where excess spending was necessary this year. It was noted that  
129 some expenses which were applied to the operating budget should have been covered by reserve funds,  
130 and agreed that a further evaluation of this for future expenses is needed.

131

## 132 **7. Consent Agenda**

133 **APPROVAL:** *A motion to approve the Consent Agenda passed unanimously.*

134

- Approve Bills Payable & Treasurer's Warrants
- Approve Minutes of 12.15.2025

135

## 137 **8. Town Administrator's Report**

138 Mr. Haverkamp reported that he is continuing to work on bridge matters, such as cameras for Meadow  
139 Road, and attempting to contact Miles Jeness about covered bridge work.

140

## 141 **9. Selectboard Roundtable**

142 Mr. Babbott-Klein reported that a new community planner has been selected by the MRVPD, with  
143 details to be announced when appropriate.

144

## 145 **III. Adjourn**

146 The meeting adjourned at 9:10 pm.

147

148 Respectfully submitted,  
Carol Chamberlin, Recording Secretary