

1 **TOWN OF WAITSFIELD, VERMONT**

2 **Selectboard Meeting Minutes**

3 **Monday, May 8, 2023**

4 **Draft**

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6 **I. Call to Order:** The meeting was called to order at 6:31 pm by Christine Sullivan. The meeting
7 was held in person at the Waitsfield Town Offices and remotely via Zoom.

8 Members Present: Chach Curtis, Jordan Gonda, Fred Messer, Brian Shupe, Christine Sullivan

9 Staff Present: Annie Decker-Dell’Isola, Town Administrator; JB Weir, Zoning Administrator

10 Others Present: Kevin Anderson (Planning Commission), Phil Huffman (Conservation
11 Commission), Anthony Italiano (MRVTV), Robin Morris (Water Commission), Alice Peal
12 (Planning Commission), Courtney Spaulding, Ed Spaulding, Brian Voigt (Planning Commission),
13 Liza Walker (Vermont Land Trust)

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15 **II. Regular Business.**

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

18 Two items were removed from the Consent Agenda, to be considered separately.

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20 **2. Public Forum.**

21 Nobody present requested time to address the Board.

22
23 **3. Consider Liquor License application for Mad River Inn.**

24 No representative was available, so this item was postponed until after the Public Hearing item.

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26 **4. Public Hearing on the proposed Waitsfield Town Plan update.**

27 Ms. Sullivan opened the Public Hearing for the proposed Town Plan update; several people
28 participated.

29
30 Robin Morris provided comments regarding the population growth section of the Plan. He also
31 spoke of the goals and tasks being overwhelming. Phil Huffman spoke of the positive
32 experience of collaboration between the Conservation Commission (CC) and Planning
33 Commission (PC) related to the Act 171 work related to forest blocks and wildlife habitat.
34 Courtney Spaulding asked about protections for existing residents, particularly those with
35 agricultural endeavors, from the impacts of growth.

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37 Mr. Shupe asked for an explanation of the ‘moderate development’ designation; Mr. Anderson
38 explained that the PC members believe these are areas that can support some more
39 concentrated development.

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41 Ms. Sullivan closed the hearing.

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43 Discussion took place regarding the tasks outlined in the Plan, as this section was not included
44 in the portions addressed for this revision. The possibility of creating a summary outline of
45 important tasks was brought forward, to be a separate document outside of the Plan, yet based
46 upon the priority tasks outlined in Chapter 13. There was more support expressed for holding

47 off on adopting this revision and amending Chapter 13's list within the Plan before adoption. It
48 was explained that this should be accomplished in a suitable timeframe to retain the
49 permission granted by the Regional Planning Commission for approval of the Energy Chapter
50 with the current revisions than needing a further update to include some more recently
51 mandated requirements.

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53 **3. (continued) Consider Liquor License application for Mad River Inn.**

54 Susannah Naylor was present; there were no concerns raised regarding the Mad River Inn's
55 liquor license.

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57 **MOTION:** *A motion to approve the renewal of a 1st Class Liquor License and Outside*
58 *Consumption Permit for Mad River Inn was made by Mr. Curtis. The motion was seconded by*
59 *Mr. Shupe. All voted in favor.*

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61 **5. Review & approve final MOU with Vermont Land Trust for Farley Riverside Park fund.**

62 Mr. Huffman provided some information regarding the management of privately held trust
63 funds for the Farley Riverside Park established at the Tardy parcel, noting that some edits have
64 been made to the related documentation to reflect updated information. He explained that,
65 although the MOU does not specifically mention a plan, the CC has completed a preliminary
66 draft of a Management Plan for the parcel; a public forum will be held before the final version is
67 prepared and presented to the Selectboard, likely in June. Ms. Walker indicated that this
68 undertaking follows the same financial structure as has been used for prior private fundraising.

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70 Mr. Huffman noted that the \$60K goal was not quite attained, and so the group will be looking
71 at cost efficiencies and seeking some sources of pro bono assistance to accomplish the work
72 that has been planned. There may also be some ongoing maintenance fundraising undertaken.

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74 **MOTION:** *A motion to adopt the final draft MOU between Vermont Land Trust and the Town of*
75 *Waitsfield enclosed and authorize the Town Administrator to sign on behalf of the Town and to*
76 *authorize the Town Treasurer to create a new fund for the receipt of the referenced Farley*
77 *Riverside Park project funds was made by Mr. Curtis. The motion was seconded by Mr. Messer.*
78 *All voted in favor.*

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80 **6. Wastewater Planning Project Update from Project Coordination Team.**

81 Ms. Decker-Dell'Isola highlighted some of the items included in the Update which had been
82 provided by Joshua Schwartz, and noted that the Board will be addressing the finalization of the
83 Preliminary Engineering Report (PER) over the next couple of meetings.

84

85 **MOTION:** *A motion to explore applying for DHCD Neighborhood Designation Area status for*
86 *Irasville, to be undertaken once the zoning bylaw update work is closer to completion, was*
87 *made by Mr. Shupe. The motion was seconded by Ms. Gonda. All voted in favor.*

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89 **7. Consent Agenda.**

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91 **MOTION:** *A motion to approve the consent agenda, consisting of the items listed below, passed*
92 *unanimously.*

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- Bills Payable and Treasurer’s Warrants
- Approve liquor license renewals
- Approve Village Meeting House zoning fee waiver request
- Approve VTrans TA-60 Annual Financial Report
- Approve MOU with Vermont Land Trust for Farley Riverside Park fund

7A. Minutes

The minutes of April 24, 2023 were amended and approved.

7B. Approve sand hauling bid for 2023 (FY24) to Barret

Ms. Decker-Dell’Isola explained that the standard bidding process had been followed, and only one bid was received. Although the bid received was higher than anticipated, both the Road Commissioner and Foreman advised that a second bid request would likely not bring in any better options to consider. It was agreed that the associated memo from Mr. Brittingham should not refer to a sole source acquisition, but reflect that the full bid process had been followed.

MOTION: *A motion to accept the bid for Winter Sand from Barrett Trucking Company, for 3000 cubic yards at a total cost of \$26,940, and to update the associated memo to reflect that the full bid process was undertaken with only this one bid received, was made by Mr. Curtis. The motion was seconded by Mr. Messer. All voted in favor.*

8. Selectboard Roundtable.

Ms. Sullivan reported that the Village benches are in place for the summer.

Mr. Messer explained that the authority for overseeing rental housing is moving from the Department of Health to the Fire Marshall; this will not affect the responsibilities of the Town Health Officer, only with whom they coordinate.

9. Town Administrator’s Updates.

Ms. Decker-Dell’Isola highlighted some items from her written report.

There was some discussion regarding how to move forward with roof repair at the Wait House, as the Bruhn Grant was not received. This will be discussed at an upcoming meeting.

Ms. Decker-Dell’Isola noted that there is further consideration needed regarding dissemination of the remaining ARPA funds.

III. Executive Session.

MOTION: *A motion to find that premature general knowledge of confidential attorney-client communications made for the purpose of providing professional legal services to the public body would clearly place the public body or a person involved at a substantial disadvantage passed unanimously.*

132 **MOTION:** *A motion to enter Executive Session pursuant to 1 V.S.A. § 313 (a) (2) [Real Estate], 1*
133 *V.S.A. § 313 (a) (3) [Personnel], and 1 V.S.A. § 313 (a) (1F) [Confidential attorney-client*
134 *communications], inviting JB Weir to participate, passed unanimously.*

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136 The meeting entered Executive Session at 8:10 pm and returned to open session at 9:30 pm.

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138 **MOTION:** *A motion to approve the statement of findings drafted in response to questions raised*
139 *during public comment at a previous selectboard meeting was made by Mr. Shupe. The motion*
140 *was seconded by Mr. Messer. All voted in favor.*

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142 **IV. Other Business**

143 **1. Correspondence/reports received** were reviewed.

144 **IV. Adjourn**

145 The meeting adjourned at 9:31 pm.

146 Respectfully submitted,

147 Carol Chamberlin, Recording Secretary