

**Town of Ferrisburgh  
Selectboard Minutes  
October 21, 2014**

**Members present:** Jim Benoit, Steve Gutowski, Loretta Lawrence, Sally Torrey, Jim Warden.

**Town officials present:** Gloria Warden, town clerk; Garrit Smits, town treasurer; Ken Wheeling, zoning administrator/planning coordinator.

**Visitors present:** JoAn Canning, Carl Cole, Bob McNary, Red Muir, Bessie Sessions, Bill Sullivan.

**1. 6:30 p.m.**

Loretta Lawrence called the meeting to order at 6:30 p.m.

**2. Approve minutes**

**(a)** In the minutes for the meeting of October 7, 2014, Loretta Lawrence requested a change in item 4. (b) under new business, on the lease of the Union Meeting Hall to CrossRoads Chapel. She asked that the last sentence read as follows: "Loretta Lawrence requested to go on record as having a problem with the five-year lease, because the building was not duly warned as being available for rent."

Steve Gutowski made a motion to approve the minutes for October 7, 2014, with Loretta Lawrence's requested change. Jim Benoit seconded. All voted in favor. MOTION PASSED.

**(b)** Steve Gutowski made a motion to approve the minutes of the October 16, 2014, special meeting as submitted. Sally Torrey seconded. All voted in favor. MOTION PASSED.

**3. New business**

**(a) Carl Cole — Union Meeting Hall roof.** Carl Cole reported that he had looked into a report by new tenant CrossRoads Chapel of a leak at the Union Meeting Hall. The slate roof probably needs work, Cole said. A brief discussion followed, during which it was suggested that any necessary work on the Union Meeting Hall roof be coordinated with further work needed on the town hall's slate roof, since both jobs will require a lift.

**(b) Carl Cole — Union Meeting Hall steeple.** Carl Cole reported that there are structural issues with the Union Meeting Hall, within the tower and elsewhere, that will need to be addressed in the near future, and said the town may want to consider including money for that work in next year's budget. He also suggested that the town consider building up a reserve fund for maintenance on all town buildings.

**(c) Town Hall Maintenance Committee report.** Red Muir reported on a meeting of the Town Hall Maintenance Committee on October 11, 2014, attended by committee members Muir, Carl Cole and Silas Towler. Bob Jenkins was not able to attend. Minutes of the meeting have been submitted to the town clerk. Muir said that after an inspection of the town hall, inside and out, the committee identified several items that need attention, including caulking of some exterior features; a general cleaning of the exterior; cleaning and painting of wrought iron railings and steel doors; cleaning and re-sealing front and back decks; light sanding and refinishing of some interior floors; repair to a cracked floor grate; and re-lining and possibly re-sealing the parking lot. The committee is also suggesting that the town get an estimate for painting the building so that it can budget for that in the future. During a brief discussion, committee members and board members agreed that the town will want to consider re-thinking the way it budgets for building maintenance.

**(d) Hinsdale — purchase and sale agreement — update.** No update was available on the possible purchase by the town of a lot owned by Clark Hinsdale III that abuts town and school property.

#### 4. Public comment

JoAn Canning, who took the job of superintendent of schools for the Addison Northwest Supervisory Union on July 1, 2014, attended the meeting, at Loretta Lawrence's suggestion, to introduce herself to the selectboard. ANWSU includes schools in Addison, Ferrisburgh and Vergennes, from pre-school through high school. Canning had previously been superintendent of the Orleans Southwest Supervisory Union, in Hardwick. Having worked in the ANWSU 21 years ago as a special education director, she said she was excited to be back. She said the supervisory union has some challenges, but believes ANWSU is making significant progress in addressing them. She said she looked forward to working with the board. Jim Warden noted that in his years on the board, this was the first time he could remember the superintendent appearing at a selectboard meeting. Canning said that in her view, "We're all partners at a lot of different levels. ... We want to be good neighbors and good partners, and forge a good working relationship." Board members thanked Canning for taking the time to visit.

Bill Sullivan asked about the status of the town's dispute with property owner Bernard Dam over culvert issues. Loretta Lawrence said the matter is in litigation, now in small claims court, and board members could not comment.

Red Muir said he would be meeting with Steve Hayden, the contractor who handled the recent town hall air conditioning project, to go over some final work that needs to be done, primarily on the pipe that runs from the building to the new compressor.

Bob McNary said weeds still need to be mowed on town property at the junction of Route 7 and Route 22A. Jim Benoit said he had mentioned this to John Bull, who plans to have the work done soon.

Bob McNary also asked whether the town was advertising for a new minute-taker for the zoning board. Loretta Lawrence said the zoning board was without a minute-taker, but that board members had indicated they were okay with that for now.

Carl Cole asked whether selectboard members would be attending the Act 250 site visit and hearing concerning the proposed Denecker GM dealership on land now owned by the town at the corner of Route 7 and Route 22A. The site visit and hearing are scheduled for October 23, 2014. Steve Gutowski said he planned to attend.

#### 5. Selectboard to approve or sign

**(a) Approve purchase of a new desk.** Town officials believe that a new desk is needed for the town offices. Jim Warden said that the Chittenden Bank has a stock of surplus/used furniture and may have a desk that would work. Sally Torrey made a motion to authorize Jim Warden to pick up a desk if he found one that appeared to be suitable at a reasonable price. Steve Gutowski seconded. All voted in favor. MOTION PASSED.

**(b) Selectboard warrant.** Jim Benoit made a motion to approve the selectboard warrant, which details town expenditures, for a total of \$121,241.49. Jim Warden seconded. All voted in favor. MOTION PASSED.

#### 6. Other business

Gloria Warden, town clerk, reported that the town had received new highway maps from the state.

Gloria Warden asked whether the selectboard would consider meeting earlier for its next scheduled meeting, November 4, 2014 — which is also election day — so that board members could help count votes after their meeting. Steve Gutowski made a motion to meet at 6 p.m., rather than the usual time of 6:30 p.m., on November 4. Sally Torrey seconded. Jim Benoit, Steve Gutowski, Loretta Lawrence and Sally Torrey voted in favor. Jim Warden did not vote. MOTION PASSED.

Board members asked about three "Gateway to North Ferrisburgh" signs proposed for the Hollow by the North Ferrisburgh Village Association, and whether they represented an issue that should be addressed

by the zoning administrator. Ken Wheeling said he approved permits for the signs, which are scheduled to be put up in spring 2015. He said the signs are not in the town right-of-way, but are in personal property rights-of-way, and all property owners had signed off.

## **7. Correspondence**

**(a) Marc Milowsky — zoning violations — Kellogg Bay Road.** Marc Wilowsky wrote to the board, saying he believes a failure of the town to act on zoning violations in the Kellogg Bay Road area has affected his ability to sell his property on Summer Point Lane. He referred to a previous letter to the board by Jeff Tweedy and Peter Prezzano outlining the alleged violations and called on the town's zoning administrator to act on this issue as soon as possible.

**(b) Vermont Public Service Board — response to comments for Beach Properties Inc. application.** The board was copied on a letter from Beach Properties, d/b/a as the Basin Harbor Club (BHC), to the Vermont Public Service Board (PSB). The letter from Brian Goodyear, director of engineering for BHC, is a response to comments filed with the PSB about BHC's application for a certificate of public good for a 150kW solar array on BHC property.

## **8. Personnel — Ken Wheeling — zoning administrator review (possible executive session).**

At 7:45 p.m., Steve Gutowski made a motion to enter executive session, inviting Ken Wheeling for an employee review. Sally Torrey seconded. All voted in favor. MOTION PASSED.

— *End of minutes for open session; minutes from and following executive session below.* —

Respectfully submitted,

Tim Etchells

At 8:20 p.m., Steve Gutowski made a motion to leave executive session. Jim Warden seconded. All voted in favor. MOTION PASSED.

Steve Gutowski made a motion to appoint Gloria Warden, town clerk, as the mail clerk, responsible for opening all mail received by the town and distributing it to the proper officials. The appointment is to be effective immediately. Jim Benoit seconded. Steve Gutowski, Jim Benoit, Sally Torrey and Loretta Lawrence voted in favor. Jim Warden abstained. MOTION PASSED.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Sally Torrey, board clerk