

**Town of Ferrisburgh  
Selectboard Minutes / DRAFT  
August 1, 2017**

**Members present:** Jim Benoit, Rick Ebel, Loretta Lawrence, Michael “Red” Muir.

**Town officials present:** Gloria Warden, town clerk.

**Absent:** Steve Gutowski

**Visitors present:** Matt Chandler, Gary Gray, Clark Hinsdale, Suzanne Hinsdale, Bessie Sessions, Norman Smith, Charlene Stavenow.

**1. 6:30 p.m. Regular meeting — call to order.**

Loretta Lawrence, chair, called the meeting to order at 6:30 p.m. She asked for a motion to amend the agenda, adding: **Selectboard to approve or sign 9 (b) Probably executive session — to discuss Purchase and Sale Agreement for US Route 7 and Route 22A parcel and 9 (c) Probably executive session — to discuss groSolar Memorandum of Understanding.** Rick Ebel made a motion to amend the agenda as noted. Jim Benoit seconded. All voted in favor. MOTION PASSED.

**2. Approve minutes — July 18, 2017.**

Red Muir made a motion to approve the minutes of July 18, 2017, as submitted. Jim Benoit seconded. All voted in favor. MOTION PASSED.

**3. Selectboard new business**

**(a) Ratify tax rate.** After discussion regarding a projected additional expenditure, Red Muir made a motion to ratify the residential municipal tax rate at \$1.8226 and the non-residential municipal tax rate at \$1.7305 for 2017–2018. Rick Ebel seconded. All voted in favor. MOTION PASSED.

**(b) Advertise for alternate/assistant zoning administrator.** Loretta Lawrence announced that Ken Wheeling, zoning administrator, is on an indefinite leave of absence. After discussion, Rick Ebel made a motion to proceed with advertising in the *Addison Independent* for an alternate/assistant zoning administrator. Jim Benoit seconded. All voted in favor. MOTION PASSED.

**(c) Disability Rights Vermont — Polling Place Accessibility Survey.** Gloria Warden, town clerk, detailed the various potential problems and suggested solutions written in a letter from Disability Rights Vermont, following a June 2, 2017, survey. The list included several items, which would need to be in place on polling days, including covering the grates on the floor in the upstairs community hall, installing signage for van accessibility, and leveling of gravel outside the handicapped entrance. Gloria will speak with Road Foreman John Bull about resolving these issues.

**4. Selectboard old business**

**(a) Matt Chandler — Long Point Lake Weed Committee.** Matt Chandler, committee chair, reviewed details of the proposed joint partnership to reduce weeds growing in Lake Champlain at Long Point, Point Bay Marina, and the Ferrisburgh town beach. Then he addressed the board to answer questions raised at the June 20, 2017, regular selectboard meeting. Matt confirmed that the town could be part of a joint permit with private parties to obtain a state permit for a plant study, the first step in the process. Clark Hinsdale remarked that there will be a significant loss of tax revenue if the value of homes on the lakeshore declines due to poor water quality, as has already happened in several other towns along

Lake Champlain. Matt commented that if harvesting the weeds is seen as a benefit to the community, grants from the Lake Champlain Basin Program may be available. A length discussion ensued regarding where the funds needed (\$1,046 is the town's share) to conduct the plant study would come from, as this expense is not in the current budget. Red Muir made a motion to appropriate \$1,064 for the Lake Champlain plant study from miscellaneous contingency, item #9900-79 of the 2017–2018 town budget. Rick Ebel seconded. Red Muir and Rick Ebel voted in favor. Jim Benoit and Loretta Lawrence voted against. MOTION FAILED. Matt mentioned that the town could join the partnership at a later date for a slightly higher fee. Loretta Lawrence asked Matt to keep the board apprised of his committee's progress.

## 5. Selectboard general business

**(a) Vermont Green Line (VGL) Committee update.** Rick Ebel, a member of the town's VGL Committee, stated that the committee has agreed that Ben Marks, one of the attorneys representing the town in this matter, may meet with the lawyer from VGL Devco, LLC outside of a committee meeting.

**(b) Discussion of protocol for setting tax rate.** Discussion ensued regarding how the clerk's office can get the tax information to the selectboard at an earlier date. Loretta Lawrence will contact Justus DeVries and Deb Healey and invite them to the next board meeting on August 15, 2017.

**(c) Charlene Stavenow, zoning board of adjustment chair — zoning needs and future planning.** Charlene Stavenow spoke about the urgent need for the zoning and planning commission boards to continue to function while the current zoning administrator is on an indefinite leave of absence. Discussion ensued regarding the immediate need for someone to step in as a temporary zoning administrator. Charlene and Red Muir mentioned a couple of people who might be willing to help out in the next few weeks, while the board advertises for an alternate/assistant zoning administrator. Loretta Lawrence will contact these two people the following morning.

## 6. Public comment

There was no public comment.

## 7. Other business

Loretta Lawrence mentioned that Gloria Warden had sent her an email stating that John Bull, road foreman, had asked her if reviews had been scheduled with the highway department employees yet. Loretta said that the board has started employee reviews and suggested that we do the highway department next. She will contact John to see when he could be available to do his review as well as the highway crew reviews.

## 8. Correspondence

**(a) Addison County Regional Planning Commission — confirmation of participation in Municipal Roads Grants-in-Aid Pilot Program.** By letter, the town was informed of its confirmed participation in the program and the final grant offer of \$16,400 from the Vermont Department of Environmental Conservation. The town match is \$3,280. The next step in the program is to schedule a site visit.

**(b) Vermont Superior Court Environmental Division — appeal of planning commission decision — Hawkins Bay Lane.** The town was notified by letter from the Vermont Superior Court Environmental Division that it had received an appeal (docket number: 91-1-17 Vtec) regarding this matter on July 19, 2017.

## 9. Selectboard to approve or sign

**(a) Selectboard warrant.** After review, Jim Benoit made a motion to approve the selectboard warrant, which details town expenditures, for a total of \$29,925.21. Rick Ebel seconded. All voted in favor. MOTION PASSED.

Rick Ebel made a motion at 7:57 p.m. to go into executive session stating that the selectboard finds that premature general public disclosure of the discussion of negotiations regarding the Purchase and Sale Agreement pertaining to the US Route 7 and 22A parcel would put the town at a substantial disadvantage. Jim Benoit seconded. All voted in favor. MOTION PASSED.

Rick Ebel made a motion at 7:58 p.m. to go into executive session to discuss the Purchase and Sale Agreement pertaining to the US Route 7 and 22A parcel. Jim Benoit seconded. All voted in favor. MOTION PASSED.

— *End of minutes from open session* —

Respectfully submitted,

Jean Silveira

— *Minutes from executive session* —

Michael (Red) Muir made the motion to come out of executive session at 8:05 pm. Jim Benoit seconded the motion. All voted in favor. Motion passed.

Jim Benoit made the motion to authorize the signing of the Purchase & Sale Agreement stating the board has agreed to enter into this agreement and sell the Route 7 and 22A parcel to Andrew Peterson for the sum of \$ 337,500.00. Rick Ebel seconded the motion. All voted in favor. Motion passed.

Rick Ebel made a motion at 8:08 to go into executive session, stating that the selectboard finds that premature general public disclosure of discussion of a Memorandum of Understanding between groSolar and the Town would put the town at a substantial disadvantage. Motion seconded by Michael (Red) Muir. All voted in favor. Motion passed.

Rick Ebel made a motion to go into executive session to discuss a Memorandum of Understanding between groSolar and the Town of Ferrisburgh. Red Muir seconded the motion. All voted in favor. Motion passed.

Jim Benoit made a motion to come out of executive session at 8:15 pm. Rick Ebel seconded the motion. All voted in favor. Motion passed.

No Action taken.

Michael (Red) Muir made a motion to adjourn at 8:17 pm. Jim Benoit seconded the motion. All voted in favor. Motion passed.

Respectfully submitted,  
Loretta Lawrence, Chair