

Wallingford Selectboard Meeting
Minutes
October 18, 2021

Selectboard Members Present: Bruce Duchesne, Kathy Luzader, Rose Regula, and Nelson Tift.

Others present: Sandi Switzer, Greg McCormack, Steve Lanfear, Julie Sharon, Erika Berner, Bruce Dobbins, Lisa Williams, Lynn Edmunds, Chris Dunigan and Josh Leckey via speakerphone.

Selectboard Chair Nelson Tift called the meeting to order at 6:30 p.m.

Agenda Amendments. None.

Minutes. R. Regula made a motion that was seconded by K. Luzader to approve the 10/11/21 Meeting Minutes. Motion carried (4-0).

Pay Orders. R. Regula made a motion that was seconded by K. Luzader to approve the 10/19/21 pay order total of \$20,548.28. Motion carried (4-0).

Road Commissioner's Report. Road Foreman Phil Baker said the road crew had completed work on the Creek Road bridge recess plate. He said the bridge overall was in bad shape and should be replaced.

Mr. Baker noted the road crew had been hauling winter sand and completed the Grants in Aid project on Maranville and White Rock Picnic Roads. He said Rutland Regional Planning Commission's Steffanie Bourque would conduct a post-construction site visit. He said 3 to 4 trees needed to be removed. Road Foreman Steve Lanfear said he would get the outstanding invoices to the town administrator to close out the grant.

Mr. Lanfear agreed to contact property owner Thomas Hand about temporary use of a structure on the old Pike property off Creek Road for salt storage.

Quarterly Financial Report. Town Clerk and Treasurer Julie Sharon provided an overview of first quarter financials for FY'22. Transfer station, restoration, recreation and Elfin Lake income exceeded budget expectations.

The Communication line #5160 was budgeted as zero on the FY'22 expense side with an offset by revenue line #4553. The Highway paving budget was over \$16,000 due to unanticipated state Highway revenue earmarked to paving.

By consensus, the Board accepted the report.

Property Map Updates. By consensus, the Board accepted CAI Technologies agreement to update Town Property Maps for 2021 at a cost of \$1,650.

Rutland Emergency Management Committee. K. Luzader made a motion that was seconded by R. Regula to appoint Jim Bagnall and Michael Hughes as Town representatives to the Rutland Emergency Management Committee. Motion carried (4-0).

Bids for Exterior Painting on Town Hall Trim. No bids were submitted. N. Tift said he talked to some painters who recommended hiring someone to caulk windows this fall and then go out to bid for painting in the spring. He noted the Town may need to alter the work to be done by removing the clock tower and higher items then focus on areas reached by an extendable ladder.

Hartsboro Solar. Attorney Josh Leckey joined the meeting via speakerphone. He said the proposed Hartsboro Solar project was designed to avoid natural resources impacts. He said the panels were outside the river corridor.

In response to a letter submitted by K. Luzader to the Public Utility Commission, Mr. Leckey said all trees on the property were plotted on a map and some panels were shifted from east to north on the site to eliminate the need for tree removal near the Lynch property. He said the State of Vermont required a decommissioning plan. He added the size of the project does not require funds be set aside for that purpose. He noted he did not represent the host landowner and existing site conditions were outside the scope of the project.

Public Comments. Lynn Edmunds asked about the Town's authority to authorize a face mask mandate on municipal properties. N. Tift said transfer station employees were comfortable not requiring a face mask at that site and Selectboard members were all vaccinated and maintained a six foot distance from one another at meetings.

Mr. Edmunds questioned the draft 50-page Zoning Regulation when the 2015 regulations were 28 pages. He asked how planning commissioners intended to present this major overhaul to voters. He added it was difficult to ascertain the changes.

Zoning Regulation Update. Zoning Administrator Erika Berner said 13 of the 50 pages included definitions and the Table of Contents would add up to 3 more pages. She said it was the planning commission's main objective to make information easier to understand and locate as well as to address issues, such as swimming pools, tiny houses and illuminated signs. Ms. Berner noted the draft regulations had gone through 21 versions over the past two and a half years.

There was a discussion between Lisa Williams and the zoning administrator regarding farm animals within the village limits. Ms. Williams questioned the addition of language regarding the placement and restrictions on campers. She also asked if a single document existed listing all changes from the 2015 version.

B. Duchesne said he had been approached by several people asking for a compilation of proposed amendments. Ms. Berner said she spent two hours compiling a list she distributed to board members. The town administrator provided Ms. Williams with a copy.

After further discussion, the Board by consensus approved Ms. Berner's request to hold a public hearing on the draft Zoning Regulations on November 10th at 7:00 p.m. at Town Hall.

VLCT PACIF Renewal. By consensus, the Board directed the town administrator to submit the PACIF renewal forms to VLCT for municipal liability coverage.

Selectboard Concerns. N. Tift indicated the Recreation Committee Minutes listed a number of items to be purchased, including ropes and buoys, a new dock and ladder, kayaks, and a basketball backboard and hoop for Elfin Lake. He indicated Recreation Committee members could submit estimates for the purchases to the Board at budget time in December. B. Duchesne noted there were funds in the Recreation's CD to cover many of these items.

B. Duchesne advised the Recreation Committee to check with Simons Operation's Chris Hayes before spraying for weeds at the ballfield to ensure no negative water supply or environmental impacts.

Other Business. There was a brief discussion about a lot line adjustment proposal at the West Hill Cemetery. No decisions were made.

N. Tift thanked B. Duchesne for filling in at the transfer station when Gerry Reynolds was out.

There was a discussion about the Selectboard vacancy. By consensus, the Board agreed to accept requests for appointment to the seat through October 25 with interviews on October 27.

Meeting adjourned at 8:00 p.m.

Submitted By: Sandi Switzer/Town Administrator Date Approved: 11/01/21