

**Cavendish Select Board Meeting, Monday, September 11<sup>th</sup>, 2023, at 6:30 pm**

**Location: Town Office Meeting Room: 37 High Street Cavendish, Vermont**

**Present:** Bob Glidden (Chairman), George Timko, Mike Ripley, Shannon Devereux, Stephen Plunkard, Rick Chambers (Town Manager), Jen Leak (Recording Secretary), Noah Schmidt (OVTV) and citizens as listed on the attached sheet.

- **Call the meeting to order**

Bob Glidden, Chairman, called the meeting to order at 6:31 pm.

- **Approval of minutes from 8-14-23**

*Mike Ripley moved/Bob Glidden seconded a motion to approve the minutes from 8-14-23 as written. All voted in favor.*

- **Adjust Agenda**

There were no adjustments.

- **Hear Citizens**

Chris Chadwick and Reese Brown were present. Chris said that he wanted to discuss the Academy Building as he is interested in purchasing it from Reese. Reese said that he wanted clarification of the Board's decision to allow mixed or rental use of the building. Reese said that he spoke with the Vermont Preservation Trust who said that their agreement needs to be updated. He said that a lot of work can be done to the outside of the building without destroying its historical significance. Reese added that the Trust would like to see the building used. He said that he and Chris are looking for approval of mixed use. George clarified that "mixed use" means allowing living space. Reese confirmed that they wanted to allow both commercial and residential uses.

The Board discussed the restrictions against living space which were placed by the Select Board in 1986. A discussion ensued about where the property lines were and whether the Town would be willing to sell or lease some of the land, including parking spaces in the parking lot. George commented that it could be problematic for the Town to continue to own the land under and around the building. Rick said that the parking lot is public, so customers for businesses could use it. He said that it is common for towns to rent parking spaces which could ensure parking for residents.

Reese said that he is looking for an agreement from the Board and then an agreement from the VT Preservation Trust in order to move the sale ahead. He offered to put together a plan for the Board to review. Mike suggested that Reese send it to Rick, who can review it and forward it to the Board.

- **New Business**

1. **Errors and Omissions for Parcel #2R21-079**

Diane McNamara, Town Clerk, was present and said this parcel was owned by Eagles Head Corporation and has been assessed for 19.1 acres. She said that it was sold in three transfers totalling 12.5 acres, leaving 7.30 unsold and therefore still owned by Eagles Head.

Diane said that Eagles Head appealed to the Board of Civil Authority which recommended adding this acreage to the new owners parcel for next year's tax bill. She said at that point the new owner can appeal it if he feels the acreage is wrong. Diane said that she has spoken with the new owner, who believed that he had bought the entire property. She added that she felt the acreage discrepancy was an error in how the attorney had done the three property transfers.

*George Timko moved/Mike Ripley seconded a motion to approve the errors and omissions of 7.30 remaining acres on parcel 2R21-079 and remove it from the 2023 grand list and add the 7.30 acres to parcel 2R21-079.01 for the 2024 grand list. All voted in favor.*

## **2. Greven Field Update**

Rick said that he had met with a FEMA rep last Wednesday. Rick said that the Town's insurance did not cover the damages to Greven Field but it was added to the Town's FEMA claim. He said that he will be putting a bid together for basic clean up to make the area safe but did not plan to include restoring the playing field yet.

Rick said that he thought donations and volunteers for cleaning up should be used later to rebuild the playing fields, perhaps next spring. Stephen said that he thought the work should be done now to have the field ready for spring sports. Rick said that he thought baseball could still be played there next spring, but it wouldn't look like it had before.

Terry O'Brien was present. He handed out a proposal for restoring the field. He said that firstly the drive into the field needs repairs and the grass needs mowing once the debris, fencing and anchoring are removed. He said that the clay needs to be replaced this fall, and to save money the Town could pick it up as they have done before. A discussion ensued about how the dugout, fences, equipment storage sheds, etc could be rebuilt differently to conform with the flood hazard regulations.

Chris said that he would like to get the field and walking path cleaned up as soon as possible to keep up public support for the field. He added that he thought some materials could be salvaged for rebuilding the dugouts and storage shed. Betty suggested that ARPA funds could be used for increasing the variety of recreation opportunities there.

Rick said that FEMA will consider both clean up and rebuilding costs and should cover all but 7.5% of the total costs. He added that in kind services could count towards the 7.5% Town share. Diane said that in-kind services for FEMA need to be documented so any volunteer hours or donations need to be recorded.

George asked if the Town highway trucks are available for this project since the crew is still working on repairing flood damage. Rick said that it would probably be possible. Terry said that the clay can be done up until snow falls.

## **3. Flood Update**

Rick said that he and Diane met with FEMA and the Town has 60 days to report damage estimates. He said that FEMA wanted to visit any sites that were less than 90% complete, and there aren't many – Greven Field, Bailey Hill Road and the gravel bar in the Black River near Mill Street. He said that since Route 131 is now open the Highway crew will work on repairing Greenbush Rd. Rick said that most roads are in good shape now but need top dressing, ditching and grading.

Rick said that he thought we were in good shape compared to other towns, and the contractors and highway crew have done great work. He said that so far, the Town has spent just under a million dollars. He said that a few big projects haven't been completed yet but he felt the initial repair estimates are close to the actual costs.

Rick said that he would like to put a bid out for the gravel removal (from the Black River near Mill St). He said that FEMA could not guarantee it would be reimbursed, but he thought it would be. He said that he was afraid it would cause flooding problems for the Water Treatment Plant in the winter and spring, and work in rivers needs to be done by Oct 15<sup>th</sup> so he would like to get that done soon.

- **Managers Report**

Rick said that he is looking at options for Quent Phelan Rd and is getting quotes. Betty asked if it could be turned to gravel for the winter. Rick said that it would cost \$10,000 to remove the pavement, and the steep hill would be a maintenance nightmare if left unpaved. He said that he had a quote of \$100,000 to do repairs without a complete rebuild but he thought that would be waste of money as the road really needs a total rebuild. Rick added that getting a bid on a good patch job might be worthwhile.

Rick said that he wanted to remind people that if you're unsure if you need a flood permit to build, please call him and he will let you know whether your project is in a flood zone.

Rick said that he wanted to recognize the retirement of Randy Shimp, Chief Water/Wastewater Operator, who has worked for the Town for over 10 years. Rick and the Board congratulated Randy and thanked him for his service to the Town.

- **Other Business**

Stephen Plunkard – Stephan commented that as of 2 weeks ago, the federal government lifted regulations on wetlands that are not connected to a stream.

Shannon Devereux - none.

George Timko - none.

Mike Ripley - none.

Bob Glidden - none.

- **Adjourn**

*Mike Ripley moved/Shannon Devereux seconded a motion to adjourn at 7:28 pm. All voted in favor.*

Minutes Approved: \_\_\_\_\_

Date: \_\_\_\_\_