

Cavendish Select Board Meeting, Monday, August 14th, 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), OVTV and citizens as listed on the attached sheet.

- **Call the meeting to order**

Bob Glidden, Chairman, called the meeting to order at 6:30 pm.

- **Approval of minutes from 7-17-23 & 7-27-23**

George Timko moved/Mike Ripley seconded a motion to approve the minutes from 7-17-23 & 7-27-23 as written. All voted in favor.

- **Adjust Agenda**

There were no adjustments.

- **Hear Citizens**

John Arrisson, state representative for Cavendish and Weathersfield, was present and wanted to speak about the reappraisal notice the Town had received. He said that the high sales prices over the last few years have triggered many reappraisals. John said that Weathersfield is reappraising, but since they have not reappraised recently they have money saved for it. He said that since Cavendish reappraised in 2019 there has not been much time to save the yearly funds from the state for another reappraisal and it could be a significant expense.

John said that there is a window to appeal the reappraisal. He said that he thought Cavendish should put it off as long as possible as he thought the State was still working on a state-wide reappraisal system. John suggested talking to NEMRC about appealing the reappraisal requirement.

Chris Chadwick was present and said that he's interested in purchasing the Academy Building. He said that he had a number of questions he needed to answer before he could move ahead, including what the property lines were, how many parking spaces were allocated to the building, who does snow removal and where is the snow pushed, and are there restrictions on the exterior siding and windows. He said that his intention would be to make it a rental property and he needed to know if a residential rental would be allowed. George said that there was a 'commercial use only' restriction included in the old deed, and he thought a new deed would need to be drawn up to allow residential use.

Chris said that he is trying to get this project going by this fall and would like to get his questions answered before he can pursue the purchase. Rick said that he had Chris' list of questions and would forward them to the Board.

Chris asked what the plan was for cleaning up Greven Field. He said that he had heard the Black River Action Team was going to start cleaning up, but you cannot yet drive into the area. Rick said that he needed to bring in heavy equipment to remove the large debris before any volunteers can start cleaning up. Chris said that he thought the fencing could be salvaged for scrap. He said that he has talked with Terry O'Brien who thought it could be rebuilt better to avoid flood damage in the future.

Margo said that FEMA has guidelines for building recreation fields in flood zones. Rick said that the Town will need to follow our own flood regulations so the reconstruction will need to be planned.

Becky asked if it was possible that Greven Field wouldn't be rebuilt. Rick said that it was a Select Board decision and he wasn't sure whether fencing or other structures would be allowed. Chris commented that some ball fields don't have fencing. Margo added that locals use the walking trail a lot and that could be opened as

soon as it gets cleaned up. Rick said that he would worry about volunteers working in the debris and he would like to get heavy equipment there first to clean up the big pieces.

Mike said that he talked with Terry, who would help to coordinate the clean up. Mike suggested that Chris and Terry work together. Rick said that the Town needs to fix the drive so people can safely access the area. Margo said that the current recreation director Stephanie needs to be involved. The Board agreed.

- **New Business**

1. **LEMP/LHMP Update**

Rick said that these have both been submitted to the State. He said that the ERAF rating is now at 17.5% (it was previously 7.5%) so the Town will receive an additional 10% state funding for flood repairs. He said that additional edits will be needed on the LHMP but a draft version is posted on the Town website.

2. **FHAR (Flood Hazard Area Regulations)**

Rick said that he wanted to remind the Board that the Town has these regulations, which is a requirement in order to participate in the National Flood Insurance Program. He said that a new permit is being put together and should be filled out before beginning to rebuild any of the flooded properties.

3. **Citizens Letter- Emergency Planning Committee**

Rick said that he had received a letter from a resident who was concerned about responses to local hazards. He said that he thought the Board should discuss this with the Emergency Management director. Rick added that he needed to review the recent emergency response with him but had not done so yet.

4. **Citizens Letter- re-assessment of properties due to flood**

Rick said that he had received a letter from a resident asking for reassessments of flood damaged properties. He said that the Board of Abatement needed to meet soon and this issue should be discussed with them.

5. **Road Condition Update**

Rick said that the Town Highway department and outside contractors have done an incredible job and most roads are now passable. He said that part of Bailey Hill Rd, Chaos Turnpike and Depot St are still closed. Rick said that many roads still need ditch work and top dressing, and that will get done over the next few months. Rick said that he did not know when Route 131 will be open and he believed that the State was waiting for guardrails to be delivered as well as continuing to work on damaged sections.

Shannon said that someone had mentioned the poor condition of Quent Phelan Road to her. Rick agreed that road was in bad shape and said that it is beyond patching. He said that he wasn't sure if a smaller paver could be rented to do some repairs but said that it needs a rebuild. George mentioned that it could be put to dirt for the winter.

6. **Review and Sign Solar Bond Note**

Rick said that Diane is looking for other quotes to get a better interest rate. George asked if there was a deadline for renewal. Rick said that the deadline was already past but he thought she would have answers in a few days. The Board agreed to wait.

7. **Approve Special Event Liquor License for Golden Stage Inn**

Rick read the application for a special event liquor license for the Golden Honey Festival, September 9, 2023, from 10 am – 4 pm.

George Timko moved/Shannon Devereux seconded a motion to approve a special event liquor license for the Golden Honey Festival. All voted in favor.

8. Approve Special Event Liquor License for Singletons

Rick read the application for a special event liquor license for Singleton’s store for a Car-B-Q event on Saturday, August 19, 2023, from 11 am – 3 pm. He said that the Car-B-Q is a car show & BBQ with local beer.

Bob Glidden moved/Shannon Devereux seconded a motion to approve a special event liquor license for Singleton’s Car-B-Q. All voted in favor.

- **Old Business**

- 1. Tree Removal**

Rick said that he had not gotten the consent agreement from the landowner adjacent to the Stone Church back yet because he didn’t get it mailed to her until last week. He said that he also hadn’t received quotes for the removal from the other companies that he had contacted.

- **Managers Report**

Rick said that the roads are coming together and only two outside contractors are still working. He said that there was a water leak on Twenty Mile Stream Rd which has been repaired. He added that the water/sewer department didn’t have any major problems during the flood but have been busy.

Rick said that he wanted to thank the Town Office staff for answering questions and taking phone calls as it has been very busy over the last month. He said that the Highway department has done an incredible job hauling materials for the contractors during the week and working weekends to maintain and repair the town roads.

Rick said that he wanted to remind anyone building or rebuilding to contact the Town Office to determine whether they need to fill out a Flood Hazard Regulation permit.

Rick said that the Town has not yet been contacted by FEMA directly but has submitted the application so we are ready when they do. He said that he thought it would be within 2-3 weeks.

- Stephen Plunkard - Stephen asked if the renters at the property adjacent to the Stone Church will move their equipment when the tree is cut down. Rick said that he would speak with them. Stephen said that his son would be here at the end of this week and could do the removal. Rick said that he would need to see a certificate of insurance.
- Shannon Devereux – no other business.
- George Timko – George asked about the situation on Maple Street. Rick said that the dirt road to the Town water tower had washed out and deposited material at the bottom of Maple Street, which plugged a culvert and undermined the bottom of the road. He said that he borrowed a truck from Springfield to clean out the culvert and it will be replaced and repaved.
- Mike Ripley – no other business.
- Bob Glidden – no other business.

- **Executive Session**

Mike Ripley moved/Bob Glidden seconded a motion to enter executive session to discuss a legal matter at 7:25 pm. All voted in favor.

1. **Legal Matter**

George Timko moved/Mike Ripley seconded a motion to exit executive session at 7:34 p.m. All voted in favor.

- **Adjourn**

Bob Glidden moved/Shannon Devereux seconded a motion to adjourn at 7:35 p.m. All voted in favor.

Minutes Approved: _____

Date: _____