

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, APRIL 16, 2018

Present:

Selectboard Members: Mike Dunham, Nat Kinney, Doug Molde, Kyle Nuse, Eric Osgood

Others: Brian Story, Rosemary Audibert, Margo Warden, Seth Jensen, Lois Frey, Kim Dunkley, Joanne Garton, Sue Lovering, Lauren Oates, Laura Lehouillier, Gilles Lehouillier

Note: All votes taken are unanimous unless otherwise noted.

1. Call to Order

Eric called the meeting to order at 7:00.

2. Additions, Changes to Agenda

Doug added discussion of travel time from the Jewett property. Brian added finalizing attorney selection, an additional noise ordinance waiver request, and an updated facility use form for the wood fired oven. He said Margo Warden had asked to speak and suggested adding her to the Member of the Public section of the agenda. The board agreed to that.

3. Review and Approve Minutes of Meetings Past

Kyle moved to approve the minutes of March 19 and March 26, 2018, Nat seconded and the motion was passed.

4. Treasurer's Report / Review and Approve Bills, Warrants, Licenses / Any Action Items

Rosemary said we have spent 71.04% of budget and income is at 92.54% of budget. We have received our final state aid to highways payment. By the end of April she should have the final figures for the school. The budget status report includes the Tatro bill and using all the money we had in the emergency reserve fund (\$13K) as income. (*Seth Jensen arrived at 7:06. Lois Frey arrived at 7:07.*) The Tatro bill was almost \$28K.

Eric said based on current estimates we are looking at a shortfall of a little over \$50K.

Rosemary said there are quite a few categories where we won't spend all that was budgeted. There is \$7K left for cemetery maintenance. The board agreed not to spend any more on cemetery maintenance this fiscal year.

Rosemary said current taxes are 79% collected. That is slightly ahead of the previous 2 years. A tax sale date has not been set yet.

5. Road Commissioner/Road Foreman Report and Action Items

Brian said the highway department position has been offered to someone contingent on pre-employment screening. Raymond is going on vacation in a couple of days so we will be short staffed for a while. The highway department is close to using all the overtime that was authorized.

6. Margo Warden's Concerns

Margo Warden said she wanted to bring her concerns to the board. She was surprised to learn that Dollar General had broken ground because she had heard that project didn't get an Act 250 permit. Her question is about the vision for the future of Johnson. She is surprised there was no mention at town meeting of the Dollar General. Dollar General is taking over rural America and having an effect on old towns. It will pull business away from places like Sterling Market, Jolley, the Forget-Me Not Shop and the Red House.

Margo said she has some questions that she doesn't necessarily need answers to tonight. When she was on the selectboard, the board put zoning to the voters. When did that happen? By what margin did the voters fail to approve zoning? At the time the selectboard talked about whether to bring the question back to the voters after making it more clear what zoning would mean. But they never did. She would like to know what each board member's view of zoning is. Zoning is complicated and difficult for small communities. But many small communities have zoning. How are they able to bring it to the voters? How do people feel about zoning in towns that have it? Have they found benefit in it? What are the thoughts of the board about putting zoning back on the table and at some point putting it to the voters? She doesn't think form based code is enough. That would not have stopped Dollar General, just possibly had an impact on how it would look, right?

Doug said he decided to run for the selectboard after he saw that the selectboard was not putting work into zoning. He thinks he first got on the selectboard about 6 years ago, so the vote on zoning was probably about a year before that. He feels how it serves other communities is not pertinent. It is a political question here – a question of what people here believe. Fletcher is a conservative town that has zoning. People there tend to believe the enemy is their neighbor, not the government. People here feel the government is the enemy.

Margo said she thinks the vote on zoning was close. Doug said it was reasonably close. The question was on the back side of the ballot. Eric said it was during a presidential election. Lois said she didn't vote on the question because it was on the back side and she didn't see it.

Margo asked if the board backs away from political issues. Doug said we have a political issue now – getting form based code adopted.

Margo asked what the timeline is for form based code. Eric said the board has to set a second hearing. Then the board will probably adopt it based on the non-binding resolution from voters. We know as soon as it is adopted there will be a petition raised to repeal it. Then the voters will have a say. It will be May before the board can adopt it and then another month or so after that until the voters can vote on the petition at a special town meeting. Then the board has to develop a Development Review Board and rules. It will probably not have any effect this construction year.

Margo asked if form based code and traditional zoning are mutually exclusive. Can both be at play? Does one trump the other? Eric said he doesn't know. Seth Jensen said form based code could be incorporated with traditional zoning. The town probably wouldn't want to create two processes for the areas affected by the code because of the potential for contradictory decisions and because that could undermine the concept of form based code with its clear administrative process. But some communities have form based code in the village and more traditional use based zoning outside the village. That is common. He thinks the previous vote on zoning may have been during the 2008 presidential election. He has reviewed the document that was developed at that time. Since then there has been new thought about how to do zoning in a rural community. LCPC could work with the town on looking at what the public comments were on the previous document. He doesn't think form

based code in the village and a traditional approach outside the village are mutually exclusive but they should be knit together so they make sense and there is no contradiction or confusion.

Margo said one of the pushes for zoning before was that people were wary of starting businesses here because they didn't feel their investment would be protected. There were questions about how businesses were treated and about the vision for the future. A business couldn't predict what type of business might end up next to theirs.

Margo said she has friends who moved here from out of state. Family members who had moved here previously sent them a video to show them what Johnson was like. It looked clean and a little more vibrant than now. Homes were better kept up. The friends say if they had seen a video of the way Johnson looks now they would not have wanted to move here. Johnson looks different now from the way it looked 10 or 15 years ago.

Doug suggested Margo might like to be on the Beautification Committee. He said there is an advantage to having subdivision and zoning regulations because it gives predictability. It gives people control. There is benefit because people know they don't have to go through Act 250 if their project is under 10 acres, but our community doesn't understand that.

Margo said she would like to see if she could help out in some way. (*Kim Dunkley arrived at 7:37.*) She would like to get people from the rail trail into our town. Railroad Street has few residential properties now. Is that a village issue? Is it zoning or form based code?

Kyle said Railroad Street is part of form based code. It is a different district from the downtown district. When she was on the steering committee for form based code they were warned about the possibility of businesses like Dollar General building on the outskirts of the village. She hoped we would make form based code spread out further. Businesses like Dollar General aren't willing to conform to most checklists of form based code requirements, so form based code does keep those kinds of box stores out of rural communities. (*Joanne Garton arrived at 7:39.*)

Nat said Margo brought up some important issues. On Railroad Street there has been work on a Brownfields project. We have been working on connecting the rail trail to the village. The board has been working on a vacant building ordinance. There is form based code and the Beautification Committee. He would be open to zoning. Before we get there he would like a clear definition of the problem that needs to be solved. Then we could see what the potential solutions are.

Margo said she wants to know what the vision is for Johnson. Where do we want to see the town in 5 or 10 years? What are the plans that support that vision? How do we get there?

Eric said we have to get form based code passed first. Kim Dunkley said the town and village plan would answer some of those questions.

Eric said an upswell from concerned citizens would be needed to motivate the board to look into zoning.

7. Seth Jensen – Enhanced Energy Plan

Seth Jensen said he is here to talk about the work that the Johnson Planning Commission has been doing on the Johnson enhanced energy plan. LCPC has been working with them to amend the energy section of the municipal plan, primarily because several years ago the legislature created a procedure called enhanced energy planning. If a community does a more robust energy plan they have greater standing in the energy project siting process. The goal is to give Johnson town and village greater say in where large energy projects are located and how they are developed. In order to do that the community has to follow a process set up by the Public Service Department. There has to be an analysis of energy use and potential and development of more detailed policies than in previous plans. Meghan Rodier has been working with the Planning Commission, Brian and Meredith on this. The Planning Commission wants to get feedback from the selectboard and the trustees before the public hearing process. This is an initial outreach to get input. The trustees met in April with the Planning Commission to discuss the plan. The goal is to bring feedback back to the Planning Commission to incorporate into their next draft.

The plan has a lot of data and projects that come out of American Community Survey data and a model developed by the state. Because it is a model, the finer the scale gets the more inaccuracy is seen. He suggests not being too concerned about that but concentrating more on the policy.

Brian said he met with Phil Wilson and Meghan Rodier about this plan. He called the board's attention to a few things in the plan. Pages 1-11 update the existing energy plan with current numbers. Page 12 is about siting of renewable energy facilities. The Conservation Commission was involved in drafting that part of the policy. We have some input in saying which areas are unsuitable for renewable energy development. For instance, this plan says there should be no development within 750 feet of a vernal pool, which exceeds the state requirement of 100 feet. Page 13 discusses areas that are potentially suitable – those that have constraints that could cause problems but do not necessarily preclude development. Hopefully the energy board would take our preferences into account but they would not be enough to prevent development absolutely. We will be granted substantial deference. We can make recommendations that the energy board should take into consideration. The last section has recommendations about how to meet the goals in the energy plan.

Seth said the Planning Commission wants comments by the end of April. Eric suggested that board members review the plan individually and send thoughts to Brian to pass on. The board agreed to that. (*Seth and Margo left at 7:55. Sue Lovering arrived at 7:55.*)

8. Administrator's Report and Action Items

Brian said Healthy Lamoille Valley had previously asked about providing some signage for our parks. We had asked for a problem definition. He spoke to Jessica Bickford, who couldn't come tonight but provided some materials. They are proposing to provide us with smoke free signs. They are meeting with a variety of stakeholders on May 2. The board shouldn't take any action until they meet with stakeholders. The information Jessica provided shows that 3 behaviors contribute to 4 diseases that lead to 50% of all deaths. Tobacco use is

one of the behaviors. It is a key contributor to mortality and medical costs in Vermont. That is why this is something Healthy Lamoille Valley wants to tackle. Another component is marijuana use. Marijuana will be legal July 1 but it will not be legal in public. There may be poor information about what it means for it to be legalized. The proposed signs will help address a common cause of mortality and help give information on legal use of marijuana. Healthy Lamoille Valley is offering to provide signs. Morrisville has agreed to get signs from them. Now they have approached Johnson.

Nat said they are soliciting input on what should be on the signs and where they should be put up. Brian said they are not preprinted signs. Nat said they could include things like "Clean up after your dog."

Kyle said personally she is very much in favor of putting up the signs. She lived in New York City when smoking was banned in public parks and it only had positive effects.

Eric said we would have to draft an ordinance to go along with this. Brian said we would, if we wanted to limit tobacco use in public parks.

Nat said Jessica came to the last Recreation Committee meeting. There was general support for the proposal but the committee wanted to bring in other users of the park. They wanted to get input from the Conservation Commission on including Journey's End and the Beard Recreation Park. They wanted to talk to the organizers of Tuesday Night Live and the people who use the bread oven. (*Lauren Oates arrived at 8:02.*) Jessica is reaching out to Hyde Park and Wolcott because Nat told her we try to sync our ordinances with them.

Mike said he supports this in concept. Doug said he is willing to look at it. He tends not to be in favor of ordinances.

Brian said the board has received 3 requests for noise ordinance waivers. One is for a skate park fund raiser at the bike terrain park. A similar event was held at the same time last year. One is for Field Days. One is from Michael Patch for a wedding that includes a large number of people, music and possible fireworks. We have communicated to him that additional permits are needed for fireworks. **Mike moved to approve all three noise ordinance waiver requests.** Kyle asked for details of the Patch wedding. It is Saturday, July 28, from 3:00 pm to midnight. Two hundred people are expected. The address is 47 Patch Road. **Nat seconded and the motion was passed.**

A facility use request has been received for Legion Field for Johnson Elementary School's Community Health and Wellness Fair. (*Laura and Gilles Lehouillier arrived at 8:06.*) **Nat moved to approve the request to use Legion Field for Johnson Elementary School's Community Health and Wellness Fair provided the request meets the approval of the chair of the Johnson Recreation Committee, Doug seconded and the motion was passed.**

9. *Joanne Garton – Resilient Right-of-Ways Project*

Joanne Garton said she works for the state Forestry Division in the Community Forestry program. She is here to give the board information about the Resilient Right-of-Ways program and see if Johnson is interested in participating in a study that is funded by a U.S.

Forest Service grant. The study looks at vegetation health, including brush, shrubs, and invasives. She would survey certain roads in the town and come back with data to inform an action plan for the town. She is looking for 10 towns that have a lot of dirt roads and willingness to think proactively about vegetation along roadsides. The information obtained from the study in the 10 towns will be used to develop broader outreach material. There are existing roadside vegetation manuals that are dated and her department wants to incorporate more modern science. Last fall she ran pilot programs in Calais and East Montpelier. Each town formed a project advisory committee that included the road foreman, the tree warden and someone from the Conservation Commission or from town staff. Having the road foreman as part of the conversation is helpful.

The first part of the project is sitting down with a few people to look at maps and ask what they like and don't like about Johnson's roads and where there are problems. She can bring information on priority forest blocks and wildlife crossings. She will gather data from plots every quarter mile. She will look at canopy health, mechanical damage to trees, hardwood vs. softwood percentage, vegetation community classification, utility impacts, and road width. She can map tree damage, utilities affecting the right of way, historic trees, hedgerows, scenic views, and invasive species.

There is no cost for the study, just time for a committee to meet with her. The committee will probably meet 3 times – first to talk about the scope of project, a second time to receive maps and then a third time for some final public presentation. She estimates each meeting will take about 2 hours. The town will get pictures, maps, and a report or presentation if they want.

Sue Lovering said the Tree Board and the tree warden are interested in being involved. She asked if there will be any financial or material help at the end of this.

Joanne said she can point the town toward some other organizations that may provide money. She cannot guarantee there will be any money. The help her department will provide is the maps and information on best practices. And we can help them by telling what our issues are. Ash trees are a big concern now. That is part of this project but it will not give detailed information on ash distribution. Sue said an inventory has been done in Johnson.

Mike moved to authorize participation in the Resilient Right-of-Ways program, Kyle seconded and the motion was passed.

10. Administrator's Report and Action Items (continued)

Brian said tonight the board will get an overview of the program that can provide a buyout for Gilles and Laura Lehouillier's property at 373 100C and a document certifying that the Lehouilliers will provide the 25% local match required by the grant.

Lauren Oates from Vermont Emergency Management said she manages this grant program. She has been working with the Lehouilliers on their application. The application was put on hold for a bit because confirmation was needed that the property was in the floodplain. It turns out that at least a portion of it is, so they are eligible for the grant. When the application packet is complete Brian will sign off on it, then it will be submitted through her. It will go to a state review committee that will decide if it is competitive enough and then it will be

submitted to FEMA for funding. They provide 75% and there is a 25% local match that can be provided by the town or if the grant benefits a personal property owner the owner can cover the match. If the town is not able or willing to pay the 25% the homeowner usually takes it on. The Lehouilliers signed a document saying they will cover the 25%. Funding will go to the town from FEMA, not directly to the homeowner, for liability reasons. The Lehouilliers are finishing the application. She needs confirmation from the selectboard that Brian is authorized to sign off on the final packet. The town will be notified at the end of May or the beginning of June if the state has selected this application to submit to FEMA. FEMA often takes quite a bit of time to decide if they will award the grant.

Doug asked what happens if FEMA does award the grant. Lauren said the state gets a subgrant agreement signed with the town. The town gets a scope of work. The town gets an appraiser to do an appraisal. A report is submitted to her and to the homeowners. She uses it to develop a purchase and sales agreement. Provided the town and the property owners agree on it, then a property transfer is done. The town will be the owner and then the property has to be demolished. Given the location, the plot is supposed to remain green space in perpetuity.

Doug asked, the town becomes the owner and is responsible for demolishing the property? Lauren said she can help with an RFP and scope of work. Even though the town is the owner the 25% match comes from the Lehouilliers. The town never has to pay for the appraisal, demolition etc. The town is responsible for implementing the project. The town will hire an appraiser. The town's attorney typically does the legal work associated with the property transfer (title search, etc.) The town hires a demolition contractor, even though the money is not coming from the town.

Doug asked, can we end up with less money than it costs to demolish the building? Lauren said she can apply to FEMA for a cost overrun if the demolition costs more than the grant funds the town got.

Doug asked about AOT. Lauren said Jim Cota from AOT wants to review the application to understand the potential impact of the demolition but he seems to be on board.

Sue Lovering asked, is the town's time spent on the project reimbursed? Lauren said the state has to get permission from FEMA to pass on a percentage of funds to towns. They don't find out about that until they submit the application.

Nat asked if the overrun application could be denied and the town could be on the hook for the additional cost. Lauren said they always apply for enough. And provided the scope of work is the same, FEMA will give the overrun. If it is denied it would be up to the homeowners to pay the additional cost but she has not seen it denied in the past.

Mike asked if we are on the hook for liability for the demolition. Lauren said the contractor would be. Mike asked, what if half the building falls in the river? Would we be involved in that problem? Lauren said all demolition contractors she has worked with assume almost all

liability for any issues. The contractor would work with VTrans during the demolition. The demolition should take only a day or two.

Doug moved to authorize Brian Story to sign the grant application to fund acquisition of 373 VT Route 100C on behalf of the municipality, Kyle seconded and the motion was passed. (*Lauren, Laura and Gilles left at 8:41.*)

Brian said we had discussed bringing in a consultant to help us set up the revolving loan fund. Brian and Eric met with Duncan Hastings, described our issue, reviewed existing documents and laid out next steps. Duncan came back with a proposal for tasks he would do and costs. It would be convenient for him if he were hired as a temporary employee. He would meet with some stakeholders, flesh out what our wants and desires are and where they fit within the current guidelines we have to work within, meet with state staff to make sure our needs and desires will fit within state requirements, and draft a final set of rules that meets local needs, state requirements and our goals. We believe the cost is reimbursable from our revolving loan fund.

Doug moved and Kyle seconded to accept Duncan Hastings's proposal and contract with him as a temporary part-time employee to do work associated with setting up a revolving loan fund.

Mike said we gave Duncan a contract to look after gravestones. He was the former town administrator. And now we are going to offer him close to \$1600 for this work and put him back on the town payroll. Does that look okay? Eric asked why it would not look okay. Mike said it just seems a little odd to him. Doug said it seems reasonable that the selectboard would feel Duncan was in an ideal place to do this work given his background and his citizenship in the community. Mike said he doesn't question Duncan's expertise or dedication. Doug said he thinks anyone with Duncan's background would be an ideal candidate for this job.

Eric asked if Mike's question is about making Duncan a town employee vs. an outside consultant. Mike said yes, that is his main question. Eric said it is not uncommon for the town to have part-time employees.

Doug asked what the difference in treatment is between a consultant and an employee. Eric said Duncan will charge us at a lower rate if he is an employee. Brian said he gains some benefit from being an employee rather than a contractor so he will charge us less. Eric said he will charge us \$5/hr less if he is an employee so there must be some financial benefit to him. Rosemary said there is a benefit for taxes. Nat said we will pay the difference in social security taxes, so there is not a big difference to us. His concern is that we go to the same source all the time for answers instead of getting new blood. He wishes he had an alternative suggestion. Kyle said we did ask Ken Gibbons.

Mike asked if this will be a continuing cost. Will Duncan be administrator of the loan fund? Eric said no. This is just to get the loan fund set up. Brian said Duncan will just do what is laid out in the agreement. He doesn't anticipate tasking him with anything else but if

we did it would have to go back to the board. Duncan is pretty well qualified for this specific need and we have not been able to find anyone else to meet it.

The motion was passed.

Brian said we had talked about temporary speed limit changes on Sinclair Road during the twin bridges project but that won't be possible. There isn't a provision under state law for us to do that. He did talk to the construction lead about extending the work zone to cover some of Sinclair and Rocky Roads but they didn't think that would be feasible.

If we use speed feedback carts we will have to rent them at our own cost. AOT won't be able to provide them and Roger Marcoux won't be able to provide his reliably. His doesn't work well in inclement or colder weather. LCSD is not deploying it yet. If they did deploy it, they might need to provide it to another municipality during the time of the project. They can provide us a couple of message signs if we want to put them up. The message can be whatever we want to put on them.

Nat said we have grant money. Brian said yes, we have \$6K to use for all our construction related expenses. We can use it for any mitigation or for future road maintenance due to increased use. Eric said Sinclair and Rocky Roads are dirt so we will need to grade them frequently.

Mike said he thinks we should go ahead and reduce the speed limit to 25. Eric said as he understands it state law requires a traffic study to change the speed limit. Brian said we can make changes without a traffic study but if we do the changes can be challenged in court and we would have a hard time defending them. Eric said LCSD won't enforce the speed limits if don't do a traffic study. Brian said standard practice is to do a traffic study so if we change a speed limit without a traffic study someone will take us to court and we will incur cost.

Nat said he thinks the actual speed limit of the road will have little impact on how fast people go. People already go 55 on those roads. The only thing that slows people down is a police car. People remember that. He would like to see some of that \$6K go to increased patrols during the construction period. Eric asked if we can reach out to Roger Marcoux and see if he would entertain dedicating someone. Brian said he agreed to an increased presence. Eric said we would pay above and beyond our contract just to dedicate an officer.

Mike said he finds it unbelievable that the state puts road blocks in our way when we are concerned about safety. Brian said he has been told that if a speed limit goes long enough without a challenge a town can say it is accepted. That is a method he has heard has worked if a speed limit is challenged. Eric said the only place we can lower the speed limit from 35 is in a school zone. A good attorney will know we didn't have a traffic study.

Doug asked if the \$6K is in our budget. Rosemary said it is in our budget for this year and we already have the money. Kyle asked how much patrol \$6K gets us. No one was sure. Brian said he will get information from LCSD and email it out and if the board wants to hold a special meeting before construction starts we can. Nat said it is good to have enforcement

early on. Brian said he thinks that is what Roger has in mind already. Eric said we can always address it after construction starts if we are seeing a problem.

Brian said Johnson Elementary School has requested assistance paying for alternative transportation during the twin bridges project. The school bus is over the stated weight limit for the Scribner Bridge. We had asked that they do an engineering study if they wanted to exceed the weight limit so we would have an idea what is safe. They wanted the study paid for by the project but that was refused so there will be no engineering study. They have decided they can reroute all but a couple of families and they can use a rented van for the others. They would like help with the cost. He doesn't have a dollar figure. The board decided not to help pay for the cost of alternative transportation to the school.

Brian said he missed the date to get a notice in the paper for a second public hearing on form based code at tonight's meeting so he suggests having the hearing at the next regular board meeting. **Mike moved to hold the second public hearing on form based code at the regular selectboard meeting on May 21, Nat seconded and the motion was passed.**

Brian said going forward updates on the light industrial park will be a regular part of meetings. Our application is out for a Northern Borders Grant. He has spoken briefly to John Mandeville about going out again to developers. John would prefer to wait until we hear about the Northern Borders Grant. Whether or not we get it for this round, Brian will push for meetings with potential developer partners.

Doug said after the discussion about travel time from the Jewett property to the interstate he compared the time to get to I-89 by going through Milton and by going through Georgia and he found it was about 2 minutes faster to go through Georgia.

The sheriff's report for March was emailed out.

Brian said we can strike the animal control ordinance from old business. That has passed its review period with no petition for recall so it is in effect.

Brian said the highway department has collected data he can use in drafting the stop sign ordinance and an updated speed limit ordinance.

Brian said he had listed payment of a US Dept. of Labor civil penalty for a mine safety violation in his report. The board actually approved payment for this at last month's meeting. The violation happened several months before that.

We received a dog bite report. Brian has started a practice with our constables of having them do some additional paperwork when they speak to people about a dog bite. We get a notification from the hospital and that had been the only record we had on dog bites. He has started having the constables fill out a form showing that they followed up on it. Most of the time people don't want to file a complaint. But we will have proof that we followed up and that they declined to ask us to hold a hearing.

Mike moved to retain Stitzel Page & Fletcher to provide attorney services to the town, Nat seconded and the motion was passed.

Brian said facility use requests normally come before the board. We want to promote use of the bread oven so he proposes having a form for use of it that can be approved in house and doesn't have to be approved by the board. He doesn't want to release all oversight of a town facility to Jen Burton, who is not a town official. He thinks this is a good balance. Requests don't have to go all the way to the board, but we are not just letting things happen with no oversight. The form he came up with is similar to the regular use agreement with a couple of changes. There is a requirement that someone who is going to be involved in use has received appropriate training and will take responsibility for the condition of the oven and for using it properly. He picked 20 people as maximum occupancy for use of the bread oven. If it will be a larger event then people can use the regular facility use form.

Eric asked if we want an age limit. Brian said he thinks kids could be present at the event. Users have to acknowledge that the town's insurance does not cover damage. Users would have to be over 18 to sign this form. Doug said the form would not be binding if it were signed by someone under 18. He thinks we should have a condition that someone has to be at least 18.

Doug asked, what about commercial use of the oven? Is there a policy on that? Brian said he thinks we might want commercial use requests to be brought in front of the board unless the board wants to delegate the responsibility to him.

Doug said he would be interested in hearing what PACIF thinks about what our coverage would be. He would just as soon not have an insurance clause if PACIF will cover it. Brian said this form is based on a form from PACIF. He will share the draft with them.

Doug said he thinks we should say commercial use has to be approved by the selectboard and other use can be approved by Brian. Eric asked, should we have a requirement that an adult be present? Brian said we can add that language. He will redraft the form and bring it back and he will share the new draft with PACIF for input.

Lois asked about the two wastewater system and potable water supply permits Brian's report showed had recently been issued. She asked if the Riverbend Properties one was because the owner is changing use from a restaurant to a 5-unit rental property. Brian said yes. Lois said she believes the state already approved that. Brian said yes. We received notice of the state's approval. Brian said he thinks the permit for the Helen May property is because the owner is installing water for an accessory building. Eric said the state manages this. We are not involved.

11. Adjourn

The meeting was adjourned at 9:26.

Minutes submitted by Donna Griffiths