

MONKTON SELECTBOARD MEETING

MONKTON TOWN HALL

March 28, 2011- Minutes

Approved 4/11/11

Members Present: John Phillips, Anne Layn, Stephen Pilcher, Terry Cunningham, Peter Norris

Others Present: John Winsor, Jason Lathrop, Justin Lathrop, Jim Lathrop, Denis White, Joann White, Chris Acker, David Layn, Chris Slesar, Joe Boisse, Bernie Wisniowski, Karen Sutherland, Stephanie Murray, Paul Low, Bob Radler, Caitlin Cusack, Robin Hopps, Wendy Sue Harper, Janet Dermody

Call to Order

John Phillips called the meeting to order at 7:00 pm.

Announcements

None at this time

Regular Business

Approval of Minutes

Anne Layn made a motion to approve the meeting minutes as written for March 14th, 2011. Stephen Pilcher seconded the motion and it passed 5-0.

Warrants

A/P	3/28/11	#10328	\$37,739.05
A/P	3/18/11	#10318	\$303.24
P/R	3/28/11	#10328	\$10,171.90

Overweight Permits Approved

- Camp Precast Concrete Products, Inc.
- AJ Piper Excavating
- Parent Construction Inc.
- Spence Excavating & Construction, Inc.
- M.A. Redmond & Sons, Inc
- Judy Austin
- Dan Menard Concrete Construction, Inc
- Champlain Valley Plumbing & Heating
- Champlain Construction Co. / Bear Dog Enterprises
- Curtis Lumber Co Inc
- Richmond Home Supply Inc
- S.D. Ireland concrete Construction Corp & S.D. Ireland Brothers Corp.
- R.P Frost, Inc. DBA Vermont Well & Pump

- Vaillancourt Transport
- Jay Carroll
- Bradford's Trucking Inc
- D & F Excavationg & Paving, Inc

Old Business

Tax Assessment Policy

Joe Boisse and Bernie Winoski explained the current policy used by the Listers when assessing subdivided property. It was stated that the primary responsibility of the Listers is assessment equity. Every property has a house site value; unless there is some reason there can't be a residency on it (topographical, conservation, wetlands, etc.). The Listers do not have the authority to exempt any property from assessment. In Monkton a parcel is created when the mylar is submitted with the town following the completion of the subdivision. Jim Lathrop noted that some neighboring towns do not tax a property as a house site until a building permit is applied for. Mr. Boisse noted that the tax department stated that the decision on this matter is to be left up to the Listers in each town; which is the reason for the differences in each town. Denis White stated that he bought land in town to save for his family in the future. He would like the town to look at the property tax issue. John Phillips noted that the Select Board cannot amend the policy because the Listers do not report to the Select Board, they report to the tax payers of the town. Joe Boisse stated that if the land is not assessed at fair market value then the rest of the land owners in town are paying the difference in taxes. Joe Boisse stated that if the townspeople of Monkton want to encourage development in Monkton then they can tell the Listers to do so. Mr. Lathrop suggested that the Listers look at surrounding towns to find a middle ground of taxation of subdivided lots. David Layn stated that he feels he is doing his part to maintain open land in Monkton; however he is still required to pay a portion of his taxes to conserve open land in town; he asked how this assessment was any different. Anne Layn suggested that there be a public meeting held so any interested town members can be heard on this issue. This meeting will be set up by the Select Board and warned. Terry Cunningham suggested that there be a background sheet available to those interested. Stephen Pilcher stated that he felt the Listers need to take a closer look the policy. Peter Norris stated that he also wants the Listers to look at the way they assess property and to find a middle ground. Mr. Lathrop noted that there is not a policy that lets people know the rate that they are being assessed at until they get their tax bill. He stated that although he owns land in Monkton, he does not reside in town and does not have the power to vote on issues that affect him, such as this one. Terry Cunningham noted that he wants to make sure that it is fair to everyone who owns land in town, including developers.

Conservation Committee

Chris Slesar was present to answer questions before the contract is approved. Members of the Select Board wanted clarification on the maximum limit amount, as it had changed since the last time. Mr. Slesar stated that the contract is an extension and that number is the second half of the project amount; therefore it looks different from the last time. Terry Cunningham asked questions about the type asphalt that will be used on the project. Mr. Slesar stated that there are several ways to get moisture into the crossing and at the final design stage those issues will be resolved. Stephen Pilcher made a motion to approve and sign the contract. It was seconded by Terry Cunningham and it passed 5-0. The contract was signed by Select Board members.

Old Schoolhouse

Peter Norris asked why the school house isn't being moved to Morse Park. Ms. Sutherland noted that Green Mountain Power said it is not possible to move that building whole under the power lines. In order to maintain the historic status the building cannot be taken apart. Stephen Pilcher asked about the fundraising. Ms. Sutherland reported that they have over \$5000 now from Contra dances and a golf tournament. They have also applied for a few grants; however they need to raise the matching dollar amount before applying other grants. Stephen Pilcher asked if they had an estimate of the cost to move the building. Ms. Sutherland reported about \$36,000 including building a four foot frost wall for the building to be placed on. This figure does not include restoring the school house once it is moved. Ms. Sutherland noted that one of the adjoining land owners will not allow the building to cross his land, so the group is researching other routes to use. The recreation committee does not want a half finished building on the recreation field area, due to safety concerns. The committee supports the project; however they want to make sure that the money is in place before the project begins. The recreation committee is not sponsoring the project; they currently use the building for storage. There is a worry about damage to the building once it is more accessible to the public. The recreation committee stated that they do not want to have the responsibility for the utilities and maintenance of the building, nor take part in the cost of moving the building. Ms. Sutherland stated that the historical society has a vested interest in saving and restoring the school house. Peter Norris noted that the Select Board approved the go ahead on the planning of the project; however before any work begins the project plan needs approved by the Select Board. Ms. Sutherland is also gathering information on what groups in town would be interested in using the building once it is restored. The school house group will present the Select Board with a plan to move, restore, and maintain the old schoolhouse before beginning any work.

Appointments to committees

It was so declared that the following people be appointed to the position listed below by a unanimous vote of the Select Board:

- Heath Officer- Robin Hopps
- Tree Warden- Caitlin Cusack
- Web Master- Brian Volz
- Town Energy Coordinator- Charles Huizenga
- Green-up Coordinator- Janet Kimball
- Conservation Commission- Barbara Deal
- Road Commissioner- Wayne Preston
- 911 Coordinator- Diane Bennett
- ANAC- John McNerney, Laura Farrell
- Addison County Regional Planning Commission Delegates- Thea Guadette, Charles Huizenga, Wendy Sue Harper (alternate)
- Addison County Solid Waste Delegate- Deborah Gaynor, Stephen Pilcher (alternate)
- Recreation Committee-Karla Huizenga, Eric Mayhew, Andrew Peterson, Bob Whalen
- DRB- Stephen Pilcher nominated Janet Dermody to the DRB position, John Phillips seconded the nomination. Anne Layn nominated John Winsor to the DRB position, Terry Cunningham seconded. Terry Cunningham made a motion to move to executive session.

Anne Layn seconded it and it was voted 5-0 to move to executive session. During executive session the board voted to appoint John Winsor to the DRB position.

New Business

Approval of contract for conceptual design of New Town Hall

Stephen Pilcher made a motion to approve \$4,850 for the conceptual design of the new town hall, including the cost of moving the current town hall building from Arnold and Scangas. Anne Layn seconded the motion and it was passed 5-0.

Town Gravel and Sand pit

John Phillips asked the Select Board members their thoughts on establishing a town sand and gravel pit. Stephen Pilcher noted that the topic was worth discussing; other board members agreed. The topic will be placed on the agenda at a future meeting.

Sign Replacement Policy

The replacing of all road signs is going to be a significant project; including inventorying the signs and replacing them. This planning of the project is currently being discussed with the Road Commissioner.

Tree Warden- town owned land management

Stephen Pilcher and Caitlin Cusack will research the wetland regulations and policy for the management of town owned land.

Next Meeting

The next regular Select Board meeting will be held on Monday, April 11th at 7:00 pm.

Adjournment

Motion to adjourn was made by Terry Cunningham, seconded by Anne Layn. The motion was approved unanimously. Meeting adjourned at 9:44 pm.

Respectively Submitted,
Bailee Layn

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