

**Wilmington Selectboard/Sewer Commission**  
**August 2, 2017**  
**Meeting Minutes**

**Present:** Tom Fitzgerald, John Gannon, Vince Rice (6:08 pm), Sarah Fisher, Ann Manwaring

**Others Present:** Gretchen Havreluk, Jessica DeFrancesco, Christine and Dennis Richter, Craig Ohlson, Joe Szarejko, Ralph Meima, Nicki Steel, Meg Streeter, Cheryl LaFlamme, Jim Barnes, Chris Mays, Mike Eldred

Meeting called to order at 6:01 pm

1. Visitors, Public Comments, Possible Changes to the Agenda

Cheryl LaFlamme informed the Board the Celia Weissman had passed away this past week. In her obituary, Celia's husband is requesting donations be made to the Beautification Committee Capital Fund.

Additions under Action Items– Road Closure for the Deerfield Valley Farmers Day Fair and an Open Container Exemption.

2. Approve Minutes of July 17 and 19, 2017

Gannon moved to approve the minutes of July 17 and 19, 2017, Fisher second; all in favor.

Rice arrived\*

3. Green Lantern

Ralph Meima of Green Lantern presented to the Selectboard additional information regarding his proposal to create a solar array in Wilmington. Gannon clarified that if the Selectboard signed a one year Option to Lease Agreement for a feasibility study, negotiations for a long term lease agreement would occur at the end of that agreement. If the Town does sign a long term lease, at the end of that lease it is Green Lantern's responsibility to remove the arrays and return the land to its original form. Whether or not this would become a "preferred site" was discussed. LaFlamme commented that under the proposed Town Plan the landfill is a "preferred site".

Gannon moved to approve the Option to Lease Agreement between the Town of Wilmington and Green Lantern, LLC, Rice second; all in favor.

4. Year End Financial Review

The finance officer reviewed the FY17 year end. The General Fund and Highway ended up in the black, but the Sewer ended up in the red. This is due to a second bond payment that was not budgeted. The tax sale process was clarified. When a property is bought at tax sale, the money clears the back taxes on said parcel. If the money paid is more the excess is put into a bank account. The person who owns the parcel at the time of the tax sale owes the taxes for the redemption period. If they redeem the property they pay the bidder 1% on the full bid amount and that years' taxes. The bidder gets their money back from the Town.

5. Police Department

Chief Szarejko discussed the hiring of a part-time officer. He would like to fill the position that has been left open since last spring. There are no benefits with this position. It helps cover shifts and cuts back on regular overtime. This officer would also work grant shifts, which the Town is reimbursed. The Selectboard will discuss this and make a decision at their next meeting.

6. Traffic Ordinance

The Selectboard discussed these possible changes to the current traffic ordinance:

- Remove "of 2010" from title of ordinance
- Change the yield sign at Haystack Rd and Chimney Hill Rd to a stop sign

- Post Look Rd as a 25 m.p.h. zone
- Eliminate the yield sign at Haystack Rd and Chimney Hill Rd
- Correct the spelling of Myhre Hill Drive
- Page 5 add East Main St and West Main St where it state VT RT 9, and North Main St where it states VT RT 100
- Under Municipal Parking lots, no overnight parking from 2–6 am from Nov 15 to April 15.

Gannon moved to approve the amended Traffic Ordinance as provided, Rice second; all in favor.

#### 7. Action Items

- The Selectboard accepts with regret and many thanks, the resignation of Wendy Manners–Seaman from the Planning Commission. A thank you letter will be sent.
- Gannon moved to approve the road closure for the Farmers Day Fair on August 10, 11, 12 and 13, 2017, Rice second; all in favor.
- Gannon moved to approve the Open Container Exemption for Ed Metcalfe at the Blueberry Festival Block party, Rice second; motion withdrawn. Gannon moved to approve the Open Container Exemption for state approved licensed caterers for the Blueberry Festival Block Party on August 5, 2017, Manwaring second; all in favor.

#### 8. Zoning Ordinance Hearing Discussion

The Selectboard discussed the comments made at the public hearing held on July 19, 2017 and made some changes.

- Discussed using “encourage or suggest” in the foliage section of the new Village Design Review District. Steel feels that since this document is a regulation, those words are inappropriate. Fisher and Streeter agree. Property owners should be allowed to do what they want on their property.
- Discussed which sections to remove from the foliage sections, 530 and 531. Property owners should not have to go to the DRB, but to the Zoning Administrator. This section needs to be re-written and parameters for the Zoning Administrator should be created.
- Change of Use, Selectboard doesn’t feel a commercial property changing hands should have to go to the DRB. Steel suggested “Substantial Expansion” for businesses changing their hours or expanding the amount of the property being used for that particular business. “Substantial Expansion” was agreed upon.
- Painting of buildings in the historic and village district. There are no “color wheels” for these buildings, and it would be a difficult task for the Zoning Administrator to prove a color to be historically and architecturally accurate.
- The Selectboard agrees to waive the fee for owners in the new district, for two years. It will be voted in when they approve the Zoning Ordinance.  
The Planning Commission will make these changes and bring it back to the Selectboard for review. Steel offered to help LaFlamme with the wording in sections 530 and 531.

#### 9. Correspondence to/from Selectboard

#### 10. Other Business

Jim Barnes would like to be on the next agenda to give an update on the Hermitage Club.

#### 11. Select Board Members Comments and Other Action Items

Rice asked about the status of Look Rd Bridge and the Coldbrook Rd Project. Havreluk stated that currently the contractors are one day ahead of schedule on Look Rd, with a final completion of late August. Their contract states a completion date of November 1, but since the Town has been assisting with certain items, we are pushing for an earlier date. Coldbrook Rd is now open to thru traffic. Paving is set for mid–August. The Town is trying to coordinate the paving so the Look Rd and Coldbrook are being done at the same time.

12. Interim Town Manager Updates

Fire Dept- there is a meeting tomorrow night with the whole department, and an officers meeting next week. The facilitator will be creating a report for the Selectboard.

Green Mtn Beach- Environmental Conservation has a Lakewise Program for erosion control. We will be taking part in this. There is grant funding.

Greeter Program is going well.

West Main St Sidewalks should be completed this week.

Grants In Aid Program- This is funding to fix erosion issues within our roadways. We received \$14,200. Gallup Pitch Rd and Haskell Hill Rd are the target areas.

Bridge Ramp-it has been difficult to get estimates from contractors during their busy time.

13. Executive Session

Gannon moved to enter into Executive Session at 7:43 pm to discuss a personnel issue, Rice second; all in favor.

Came out of Executive Session at 8:58 pm, no action taken.

Meeting adjourned at 8:58 pm.

Respectfully Submitted,

Jessica DeFrancesco  
Administrative Assistant

Approved by the Wilmington Selectboard:

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Thomas Fitzgerald, Chair

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John Gannon, Vice Chair

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Vince Rice, Clerk

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Sarah Fisher

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Ann Manwaring