

**Wilmington Selectboard/Sewer Commission**  
**April 18, 2012 at 6:00 pm**  
**At Twin Valley High School Library**  
**MINUTES**

**Selectboard Members Present:** Thomas Consolino, Margaret Streeter, Susan Haughwout, James Burke, and Diane Chapman

**Others Present:** Scott Murphy, Mary Towne, Mike Eldred, Cliff Duncan, Nicki Steel.

1. **Minutes:** Streeter moved and Haughwout seconded to approve minutes of April 4, 2012. Vote: Four in favor and Burke abstained.
2. **Visitors and Public Comments:** None
3. **Liquor and Tobacco Licenses:** Chapman moved and Burke seconded to approve the following licenses/permits: Outside Consumption Permits for North Star Bowl (one permanent, four special event dates: 5/19, 5/20, 5/26, 6/8), First Class Restaurant licenses for Deer Mountain, LLC (Maple Leaf), Horizon East, Inc., and Sitzmark Bar and Grill, LLC, and Second Class Liquor license for Blue Mountain Produce, Inc. Vote: All in favor.
4. **Cliff Duncan regarding his West Main St Property:** Duncan addressed the Board about how zoning and the waiver process affects the future use of his building on West Main Street. Among other things, he is concerned that he would not be able to construct a second floor where he would be able to put the furnace etc. out of the flood zone. He suggested that the board could add wording to the Zoning ordinance to allow more flexibility. He had also attended a Planning Commission meeting last night and discussed his concerns there. Haughwout, who also attended the Planning Commission (PC) meeting, said that her understanding was that the PC did not want to change the wording on Article I and V being considered tonight because of the tight timeline. They do have Article II almost ready to bring to public hearing and it includes wording that would help out in Duncan's situation. The Selectboard could act quickly once they received it so that barring any unforeseen difficulty, it could become in force in time for this summer building season. The Board assured Duncan that they would do what they could to expedite the process.
5. **Possibly Approve Zoning Amendment Changes to Articles I and V of the Zoning Bylaws:** The Board reviewed the draft containing changes previously made and made a few corrections. They discussed waivers and variances.

Streeter moved and Chapman seconded to adopt Articles I and V of the Zoning Bylaws as amended. Vote: Streeter and Chapman in favor. Haughwout, Burke, and Consolino opposed. Motion failed.

Streeter moved and Burke seconded to adopt Article I of the Zoning Bylaws as amended. Vote: All in favor. Motion passed.

Streeter moved and Chapman seconded to adopt Article V of the Zoning Bylaws as amended. Vote: Streeter and Chapman in favor. Haughwout, Burke, and Consolino opposed. Motion failed.

Burke moved and Haughwout seconded to amend the draft Article V of the Zoning Bylaws in addition to previously made changes as follows:

- Section 512 L: Change "the Residential District" to "All Districts"
- Section 512 M (3): Change "No setback (front, side, rear)" to "No front setback"
- Section 512 M (7): Change "the Residential District only" to "All Districts"

- Section 512 M (7 - a): Delete “residential”
- Section 520 A (5 - b): Change “No setback (front, side, rear)” to “No front setback”

Vote: Haughwout, Burke, and Consolino in favor. Streeter and Chapman opposed. Motion passed.

Because changing Residential District to ALL Districts is a substantial change, a new public hearing will be held on Article V of the Zoning Bylaws on May 16, 2012 at 6 pm at the Twin Valley High School library.

6. **FEMA Projects and EDA Grant Application Update:** Murphy gave updates on Smith Road (we have appealed the denial) and the Haynes Road bridge. The bridge has been approved for replacement instead of repair, but at a shorter distance than required by the state. Discussed possibility that we may have to move on and accept what FEMA offers and use the line of credit for the unpaid portion. Also discussed possibility of asking for help from our US Senators and Congressman.

7. **Parking Agreement – West Main Street- Carolyn Palmer:** Murphy gave the board a sheet with proposed parking terms for the West Main Street Municipal Lot. After discussion the consensus of the board was that they had no objections to the proposal.

8. **Deerfield Wind Project – Shall the Board pursue further action?** Streeter said that all the appeals had been denied. She asked if anyone had objections to her sharing the bear study and other documents from the Wilmington Selectboard’s earlier appeal with the Vermonters for a Clean Environment group, who will continue action. The board had no objections.

9. **Irene Flood Donations:** Streeter asked about the amount of donations to the Town of Wilmington Fund since different amounts had been posted on the website. Towne explained that the higher number had been an error and the correct amount is now posted. (Update April 20, 2012 total is \$120,024.) Although all donors have received individual thank you letters, she will write a general thank you for the newspaper.

10. **Riverbank failure near Cady & Dugan and Finnegan properties update:** Murphy said that the town had helped by getting the permit from the state. A temporary repair has been done, but the state is asking for an engineering study of the buildings to be sure they are stable, before a permanent repair is done.

**11. Correspondence to/from Selectboard:**

- a. Act 250 log – Read - No action taken
- b. Other correspondence reviewed.

**12. Other Business:**

- a. Selectboard Member Comments and Action Items:
  1. Chapman reported on Trail Committee – Riverwalk is moving along and Trail Day celebration is set for June 3<sup>rd</sup>. Murphy added that he is waiting for a response from the engineer on the Riverwalk Bridge.
  2. There will be a meeting on April 23<sup>rd</sup> of the Champions of the Long Term Community Recovery to practice their pitches for the upcoming May 2 LTRC Partners Conference.
  3. Haughwout gave an update on state education tax forms/abatements due to property tax abatements.
  4. Consolino said that FEMA has asked the town to provide coffee and lunch for the May 2 LTRC Partners Conference. There was much discussion about where the money would come from, but the consensus was to provide the lunch and coffee from the Selectboard Contingency line item, over-spending it if necessary.

- b. Set Dates for Select Board Goals and Objectives Meeting: The board set April 25 at 5:30 pm at the town office for the Selectboard G&O meeting and May 30 at 5:30 pm at the town office for the Town Manager G&O meeting.
- c. Consolino moved and Haughwout seconded to appoint Crista Gannon to the vacancy on the Trails Committee. Vote: All in favor.

13. **Town Manager's/Assistant's updates:** Murphy updated the board on the following:

- The town has switched to TAM for hauling services at the Transfer Station. The new contract will save the town considerable money.
- Town Hall Reconstruction: Four bids were received and the contract will be awarded to Thomas Mattarocci, a Wilmington contractor. Burke moved and Haughwout seconded to authorize Scott Murphy to sign the contract with Thomas Mattarocci in the amount of \$54,400 for reconstruction of the town hall. Vote: All in favor. The job should start soon and be completed in about 60 to 70 days.

Haughwout moved and Chapman seconded to adjourn. All were in favor and the meeting adjourned at 8 pm.

Respectfully submitted,

Mary Towne, Administrative Assistant

**Approved by Wilmington Selectboard:**

Thomas P. Consolino, Chair      Margaret L. Streeter, Vice Chair      Diane Chapman, Clerk

Susan Joy Haughwout      James R. Burke