

Wilmington Selectboard Meeting Minutes July 19, 2022

Present: Tom Fitzgerald, John Gannon, Vince Rice, Sarah Fisher, Tony Tribuno

Others Present: Scott Tucker, Jessica DeFrancesco, Gretchen Havreluk, Brian Suhadolc, Tristan Roberts, Bob Fisher, John Lazelle, Kit Cincotta, Jason Hartnett, Meg Staloff, Jake Roberts, Therese Lounsbury, John Lebron, Peter Smiar-VHB, Dave Moulton, Meg Streeter, Brian Holt, Jessica Lee Smith, Charlie Foster, Jeff Menges, Amelia Nick, Bob Bois

Meeting called to order at 6:00 pm

1. Visitors, Public Comments, Possible Changes to the Agenda
 - Tristan Roberts introduced himself as he is running for VT State Rep for Wilmington's District; District 6.
2. Approve Minutes of June 21, 2022
 - Tribuno moved to approve the minutes of June 21, 2022, Rice second; all in favor.
3. Action Items
 - Fitzgerald moved to appoint Kit Cincotta to the Trails Committee for a 4-year term expiring in 2026, Tribuno second; all in favor.
 - Gannon moved to appoint Jason Hartnett to the Recreation Commission for a 4-year term expiring in 2026, Rice second; all in favor.
 - Tribuno moved to approve the Town Clerk's request of 50% reimbursement for overtime hours accrued, Fisher second; all in favor.
 - Lebron clarified that the footnote in Section 531 on Article 5 was to be removed. Gannon moved to accept amended Zoning Articles V, VII, VIII and X from the Planning Commission, Fisher second; all in favor.
4. Mount Snow
 - Mount Snow General Manager, Brian Suhadolc, introduced himself and gave a brief update on the lift upgrade and the master plan renewal. The renewal will eliminate projects that have been completed and update ongoing and future projects. Lebron and Smith commented on parking issues and resolutions for busy weekends.
5. 1% Local Option Tax Request
 - The funds would cover about three years of mowing, and some materials for sign and bridge maintenance. Smith asked about widening the entrances to the trails. Gannon moved to approve the 1% request from the Trails Committee in the amount of \$25,000 to fund trail maintenance, Tribuno second; 4-0, Fisher abstained.
6. Short-Term Rentals
 - Economic Development Consultant discussed short-term rentals in Wilmington. Short-term rentals are classified as less than 30 days. Many are not up to fire code, do not meet parking requirements, or have proper permits. Neighbors are having to deal with "party houses". Work force housing is becoming an issue. Several businesses have had to adjust operating hours due to lack of help. Gannon stated that the legislature had addressed this and felt this issue should be handled at the municipal level, not at the state level. The income from a registry for these properties could help subsidize other areas. Inn owners

feel that an issue for them isn't that these properties take away business; it is that their employees have to live 30–45 minutes away because there is no housing for them in town. Lazelle feels that this is like penalizing those that are bringing people to the area. Roberts says this is targeting a symptom, not what we care about. So, focus on the community and the rapid success. This will be re-visited; Bi-Town Housing can look at the issue, but regulating isn't ideal.

Fitzgerald moved to enter into the Sewer Commission at 7:10 pm, Rice second; all in favor.

7. Route 9 Water/Sewer Extension

- Properties on the other side of White House have limited abilities and this would benefit them. The engineering design will be about \$150,000. Some property owners are willing to help with some cost, but this project is probably going to cost over \$4 million. There are many grants for these types of projects that we don't qualify for due to requirements of some. Fisher is concerned about the development possibility of some of the properties with the river running along them. Gannon moved to authorize moving forward with the RFP for full engineering design and construction documents for the proposed Route 9 East Water/Sewer Extension, Rice second; all in favor.

Out of Sewer Commission at 7:31 pm

Moved to enter into Liquor Commission at 7:31 pm, Rice second; all in favor.

8. Liquor Commission

- Tribuno moved to approve A Request to Cater Permit and Open Container Exemption for a wedding at Memorial Hall on August 20th and for a cabaret performance August 25–27, 2022 catered by 19 South Main Restaurant, Rice second; all in favor.
- Tribuno moved to approve A Special Event Permit for Vermont Distillers and a Request to Cater for Anchor Seafood during the Blueberry Block Party on August 6, 2022; and Rice second; all in favor.

Out of Liquor Commission at 7:36 pm.

9. Other Business

10. Select Board Members Comments

- Fisher asked about Fidium Fiber's plan for coming online. Their projection is late fall.
- Gannon would like the police to monitor Rt 9 from Tallulah's to Jacksonville.
- Tribuno feels it is tragic that people working here can't afford to live here; but regulating rentals is a scary thought.

11. Town Manager's Updates

- Going to trial with Lane on Monday.

12. Executive Session

- Fitzgerald moved to find that premature general public knowledge of the Attorney Client communications; the potential real estate lease agreement; the potential real estate conveyance of town owned property; and the resolution & consent, notice, and conveyance of town owned property would put the town at a substantial disadvantage, second; all in favor.
- Fitzgerald moved to enter into Executive Session at 7:42 pm, to include the Town Manager and Town Attorney Ed Adrian, for the purpose of (1) Attorney Client communications

regarding 34 Look Rd LLC Permit and E-court appeal; (2) to discuss a potential real estate lease agreement; (3) to discuss a potential real estate conveyance of town owned property; and (4) to review a resolution & consent, notice, and conveyance of town owned property, Tribuno second second; all in favor.

Out of executive session at 8:38 pm

- Fitzgerald moved to approve the resolution & consent and legal notice for conveyance of town owned property and appointing town manager as their duly authorized agent, Tribuno second; all in favor.

Meeting adjourned at 8:39 pm

Respectfully Submitted,
Jessica DeFrancesco, Administrative Assistant

Approved by the Wilmington Selectboard:

Thomas Fitzgerald, Chair

John Gannon, Vice Chair

Vince Rice, Clerk

Sarah Fisher

Tony Tribuno