

Town of Shaftsbury
Special Selectboard Meeting
7:00 PM Selectboard
Monday, February 27, 2017
Cole Hall, 61 Buck Hill Road, Shaftsbury
7:00PM Special Information Meeting

1. Call to Order

The meeting came to order at 7 pm. Present were Select Board members Tim Scoggins (chair), Ken Harrington, and Tony Krulikowski. Art Whitman and Mitch Race were absent. Also present was Town Administrator David Kiernan.

2. Conflict of Interest Statement

No conflicts of interest were reported.

Mr. Scoggins mentioned that some dirt roads are impassable. The road crew is doing its best. He hoped citizens would have patience as the road crew grapples with unusual weather conditions.

3. Information Session

Proposed New Town Garage and Transfer Station

Mr. Scoggins presented a summary regarding the proposed new town garage. He reported:

- Taxes will not go up.
- A \$337,000 down payment will be made. (The town has been putting away \$75,000 annually into the garage reserve fund, which this down payment represents.)
- The new transfer facility will not include a building, but will be a dual level disposal area.
- The costs of site work have been reduced to \$100,000, by making use of the services of the town road crew – without impacting their usual summer operations.
- The current garage is near the end of its useful life.
- The new site will get highway operations out of the village center.
- The new site is Town-owned, and zoned Industrial.

Mr. Scoggins shared a map of the proposed site plan, and renderings of the proposed building by the firm Morton. He noted that the town isn't required to hire Morton, but could bid out the Morton building. Morton has provided a 50-year structural warranty and 35-year siding warranty in its cost estimate.

Mr. Scoggins summarized the projected costs.

\$984,000	the Morton building
\$432,000	site work
\$1,437,000	Total projected costs
\$337,000	Down payment
\$1.1 million	The bond, for 20 years, at an estimated interest of 3.75%.

Questions asked and comments made included:

- What will be the cost of maintaining the oil and wash water drains. (Unknown.)
- Has any thought been given to cleaning up the town hall site once the garage has been moved?
- What sort of fuel will be used? Fuel oil has a much higher BTU rating than propane. (Decision not yet made.)

- Will there be a fueling station at the site? Yes, the existing keyed tank and containment facility will be moved to the new site.
- The 50-year warranty is a great unknown. Asking other bidders to meet that specification could mean no one will bid. The Select Board and citizens discussed what was the best way to bid out the project. Mr. Harrington noted Morton would charge about \$40,000 to provide biddable specifications, and that if it won the bid, that \$40,000 would be deducted from the final cost. It was suggested that calling for a shorter warranty period could cost less than the projected cost of the bidding documents. It is hoped at least 3 companies will bid.
- What is more likely: a power failure on North Rd. or at Cole Hall? (Unknown.)
- Will an emergency-worthy generator be installed? (No, the existing 3.5 HP generator will be moved to the site. It will enable the crew to open and shut the bay doors.)
- Will the roads suffer because \$75,000 annually for 20 years will go toward the bond? (Those are two different questions. We need a new garage, and the Town will meet its road infrastructure challenges.)
- Effect on the tax rate? (\$75,000 annually equals about 2 cents on the tax rate.)
- The proposed site could be isolated by flood waters in a storm like Irene.
- Although the new garage won't raise taxes, school needs COULD result in a tax increase this year and in years to come. (The school budget is not the Select Board's responsibility.)
- A 15% contingency is included in the figures cited.
- The timing is of concern. Maybe our roads are more important now than having a new garage. What about moving salt and sand storage and some equipment storage to the North Rd. site to provide a little more space at the Town Hall site as an interim solution?

Proposed Zoning By-Law Changes

Mr. Scoggins presented proposed changes to the zoning bylaw, which include:

- Some Conditional Use requirements in commercial districts have been softened to Permitted Use with Site Plan Review. (This reduces uncertainty for new property owners.)
- Village Commercial Zone renamed Village Center Zone, envisioning a high density, mixed use area like village centers of many small towns. Some setbacks were reduced as few current properties comply, and the Village Center Zone combines our two small village districts.
- Most Conditional Uses are now Permitted with Site Plan Review. Restaurants, retail and mortuaries, however, remain Conditional.
- When site plans are required, going forward they must be prepared by a "licensed design professional" (with some exceptions). This will reduce significant problems caused by owner drawn site plans.
- Paran Acres is rezoned from Rural Residential (RR-40) to Village Residential, in acknowledgment that most properties do not meet lot size requirements.
- Conditional uses in Roadside Commercial District have been expanded to include restaurants.
- Permitted uses in Forest and Recreation District have been expanded to include "commercial or non-commercial facilities supporting non-motorized low-impact dispersed recreational activities suitable to the forest environment."
- A new user guide explains the permit process in general and in detail. A Table of Uses quickly shows what's allowed in different zones.

3. Other Business

Members of the board discussed how to proceed with discussions regarding closing roads or restricting access by weight during weather periods such as those present at the time of the meeting.

Retirement warrant #17: \$137.46. Mr. Krulikowski moved to approve the warrant. Mr. Harrington seconded the motion, which passed 3-0-0.

Payroll warrant #17: \$25,024.23. Mr. Krulikowski moved to approve the warrant. Mr. Harrington seconded the motion, which passed 3-0-0.

Check warrant #25: \$40,281.00. Mr. Krulikowski moved to approve the warrant. Mr. Harrington seconded the motion, which passed 3-0-0.

Check warrant #26: \$38,000, to Delurey Sales and Service, to purchase a used truck (which the Town has been renting) to provide redundancy in the fleet. Mr. Krulikowski moved to approve the warrant. Mr. Harrington seconded the motion, which passed 3-0-0.

Mr. Harrington reported that he'd asked the road foreman to map all sites with problems now.

4. Adjournment

Mr. Krulikowski moved to adjourn at 8:56 pm. Mr. Harrington seconded the motion, which passed 3-0-0.