

SELECTBOARD MEETING
December 4, 2007 – 6:00 p.m.
Trea/AA Office

Attendance: Harry Flint	Mike Button	Phillip Mulligan
Carol Olsen	Dave Button	Rick Allen
Andy Pomerantz	Alan Ackerman	Paul Galdone
Jane Cushman	Marty Gratz	Stan Brinkman
Nolan LaFrancis		

1. Minutes – Carol moved and Harry seconded the motion to approve the minutes to the November 20, 2007 meeting as written. So moved.
2. Adjustments to Agenda
 - a. Nichols Dr – Roads
 - b. Creamery – Old Business
 - c. Drainage/Skating Rink – Old Business
 - d. Facilities – Old Business
 - e. Zoning – Old Business
 - f. Wellspring – Old Business
 - g. Broadband – Old Business
 - h. Planning Commission – Old Business
3. Public Comments – Comments
4. Water/Sewer
 - a. Bench Sheets – Reports were reviewed and signed. All readings are very good.
 - b. Other
 1. Drying Bed Bldg. – The roof is watertight awaiting installation of the metal roofing.
 2. Brookhaven Well – Nolan will prepare an estimate for connecting the well to the main waterline and any filtration. Possible options if the Brookhaven Well is not pursued were discussed to include other drilling sites, etc.
 3. Nolan presented a draft budget for the Board to review.
5. Roads
 - a. Executive Session – Harry moved and Carol seconded the motion to enter executive session at 8:06 p.m. to discuss a personnel issue. So moved. Exited at 8:15 p.m. No action taken.
 - b. Drainage/Skating Rink – Marty Gratz expressed concern that there might be a skating rink on the basketball court. It had been everyone's understanding that there would be no skating rink. A drainage ditch was dug to drain water from VT110, VT113 and the town garage area onto the court. Harry will make sure that those involved in the skating rink do not disrupt the drainage. Those making the skating rink need to be aware that there will be salt water diverted onto the rink area.
 - c. Nichols Drive – The Board read a request to reconsider the discontinuance of maintenance on Nichols Drive. The landowners feel that because the town has been plowing and maintaining the road for

decades that it obligated to continue. The Board stands behind its decision that this road is not on the town highway map and the town is not obligated to maintain the driveway. Andy will talk with the landowner.

- d. Other
 1. Highland Ave. – Because of the one-way traffic pattern around the South Common, those coming down Highland Ave. must turn right. With vehicles parking very close to the intersection of Highland Ave. and Court Street, it is nearly impossible to see if it's safe to proceed. Harry expressed the same problem with a plow truck. Carol is going to draft a letter to the Courthouse requesting “no parking within 15’ of the intersection”.
 2. Grader – Rick signed a paper with Caterpillar authorizing the ordering of the machine but wants to try out the machine first. There has been no more communication with Cat. The John Deere salesman has been working very hard to make the sale.
 3. Access Permit – Harry moved and Carol seconded the motion to sign Stan Brinkman’s access permit for a driveway approximately 800 feet from the intersection of Brook Road and Pent Road on the east side of Pent Rd. So moved.
 4. Highland Ave. – Charlie Ladd is hoping that the town will have pavement to resurface Highland Ave.

6. Old Business
 - a. Park Benches (Froggy Donation) – tabled as Park Commission is meeting and should have a recommendation at the next meeting.
 - b. Health Officer – Carol moved and Harry seconded the motion to appoint Peg Pelckmann as Health Officer. So moved.
 - c. Constable/Second Constable – tabled
 - d. Creamery – The town is very much interested in purchasing the entire Creamery property. The board discussed the next step when the town is offered the option to purchase the property. The Selectboard feels that it needs to do whatever is necessary to insure the town the option to vote on purchasing the property.
 - e. Facilities Committee – The engineering work for the floodway and floodplain is completed but not State approved. The site size and layout is still under negotiation. In order to prepare a final plan and a budget for the construction of a garage, a formal agreement with one of the builders needs to be entered into. Hopefully, by the next board meeting Alan will have a recommendation. The Selectboard confirmed that the drying bed building is only a temporary cold storage area.
 - f. Wellspring – The judge has remanded the appeal back to the DRB for further proceedings.
 - g. Broadband – Reviewed information for the Town Report.
 - h. Planning Commission – Phillip announced that the town has received the planning grant. He also reported that CJ Cesari is willing to scribe for the Planning Commission. The board expressed concern with her doing that and being journalist at the same time. It was decided that there would be no problem.
 - i. Zoning – The following issues were discussed:

Mike Button submitted a letter citing several complaints against Chelsea Quik Stop. Rick Allen, ZA, has been unable to find the minutes to the DRB proceedings for Chelsea Quik Stop applications. Harry will contact Tracy Simon, Chair of DRB to find out where the minutes are. Because of conflicts of interest on both sides of this complaint, Rick feels it is necessary to ask the Selectboard to investigate and enforce the bylaws in this case. Carol will meet at Button's with a surveyor to find out where the boundary lines are. The Board will itemize and confirm the violations before contacting their attorney.

Pent Road – Questions re: building and access permits on Pent Rd. Stan Brinkman addressed the questions, as he was the landowner until recently.

Hatch – The Hatch's have applied for a permit but their surveyor is unable to do the survey for 5 weeks. The time frames for handling this application can buy the Hatch's time to enable the surveyor to do his work. The Selectboard is in agreement with Rick to give the Hatch's more time to see if they can correct problems.

7. New Business
 - a. CARE Grant – CJ Cesari is preparing to write an implementation grant and discussing the options for the future of CARE. She is asking if it would be feasible to consider the Town of Chelsea becoming the fiscal agent with her as the coordinator. She would become an employee of the town with all benefits, which would be written into the grant. Andy will notify her that this is not something the town is interested in.
8. Correspondence
 - a. Two Rivers-Ottawquechee Regional Comm. – Minutes
 - b. VLCT – Invitation to luncheon with the VT Assoc. of Chiefs of Police
 - c. ANR – Uncommitted Reserve Report
9. Adjournment – Harry moved and Carol seconded the motion to adjourn at 8:25 p.m. So moved.

Action Items

- Nolan will prepare an estimate for Brookhaven Well
- Harry will contact Jim Amber re: skating rink
- Nichols Drive – Andy will contact Ted Nichols
- Carol will draft letter to Court re: parking at intersection of Highland Ave.
- Zoning – Carol will attend meeting with surveyor at Mike Button's
- CARE- Andy will talk to CJ re: town not being interested in proposal
- Harry will contact Tracy Simon re: DRB minutes to Chelsea Quik Stop proceedings

