

SELECT BOARD MEETING MINUTES
TUESDAY, JANUARY 3, 2023, 6:00 p.m.

Those present: Mike Hogan, Fred Ducharme, Skip Bothfeld, RD Eno, Jeanne Johnson, John Cookson, Michelle Leclerc, Betty Ritter, Frank Kampf, Rory Thibault, Tricia and Eric Scribner, Nate and Amatul Peyman via zoom Kris Schmitt, Ian Ackermann, Jenn Miner, Tricia and Eric Scribner, Nate and Amatul Peyman, Brittany Butler, Ruth and Glenn Goodrich, Dean Deasy, Stephen Hogan

1. Call Meeting to Order – the meeting was called to order by Mike Hogan at 6:00 p.m.
2. Approve Agenda – a motion was made by Fred Ducharme with a second by RD Eno, motion carried.
3. Approve Minutes from Budget Meeting, December 12 Budget Minutes and SB Minutes from December 12, 2022. A motion was made by RD with a second by Fred to approve both sets of minutes. Motion carried.
4. Public Comment –
 - a. Tricia Scribner Wants to know how to get invited to the public meeting for the new fire department. She wanted to know how the fire department can manage this. When do the people get to have a say on this. Mr. Scribner wanted to know if this was voted down how can we go ahead? The fire department did a lot of study on this. The SB went to the town to see what the public wanted in a non-binding vote. Tricia explained that she wanted to have a little bit of respectability for her homestead. The property is currently zoned for commercial. They want to be invited to the meetings relative to the project on 2466 Main Street. Postings will go on Front Porch Forum – Town Website- Cabot Connects, posted around town, and on fire dept. website. Dean stated that there is no date picked. She talked with Dean about some of the property is on wetland. Dean stated this was a manmade pond and is not considered a wetland. John Cookson – confused about the demo, keep saying potential site, and it will go out to vote when how much it is going to cost and go before the town. Mike stated it is a potential site for the fire department. For further discussion, please refer to the audio minutes on Cabotvt.us website.
 - b. Jenn that I am monitoring covid numbers - the numbers are ticking up and is on top of it.
 - c. Kris – Beavers – Houston Hill Road and is being blocked on both sides of the year. Ian will follow up.
 - d. Rory – thanked Jeannie regarding the possible CLA upcoming reappraisal.
5. Review and approval of Trails grant – still have some delays. They were to send a revised grant agreement with a deadline of 12-12, however they did not receive package through email. The committee will be reviewing this and hopefully we will have something final for the first or second meeting in February. Gary will keep us posted.
6. Natural Communities study – bid process – SB approved \$20,000 consulting ecologist. Would it be possible to not have to go out to bid again. The SB feels that is the best thing to go out to bid. Gary will do this.
7. Recycle Center Contract Adjustment – John every two years to run recycle – kept prices pretty steady. This year, Casella fees go up quite a bit. It increased to \$6.00. He would like to increase the cost of bags of \$1.00. A motion was made by RD with a second by Fred. Motion carried.
8. Decline of our CLA – There is a possibility of Reappraisal - Jeanne – CLA has dropped over the last few years. CLA means price of property and what it sells for and has fallen significantly. We have more sales that we have had in years. Good time for buyers. We were 15 years without an appraisal. They were concerned about the appraisal as it was happening. Prices have been out of whack. The state orders a reappraisal for less than 85%. The state does not rescind an order for an appraisal. The state may mandate, however, we could possibly get away from a full appraisal and do a statistical appraisal which would cost around \$20,000. Might not be until 2026 if there was a full appraisal. We would like to work with property evaluation to see if we can do a statistical appraisal. There is \$63,000 in the fund. RD – would it be advisable to do this now since we have the money now. Rory - Huge change in education finance in the next fiscal year. Utilities are what has killed the grand list. Jeanne would support this statistical appraisal. Tricia – how will this be communicated to the public. Jeanne stated it would be in the Chronicle and letters did go out for the previous reappraisal. A Statistical Appraisal does not require in person, but the test sites will require in person. All appraisers do the statistical appraisals. We put it out to bid. Jeanne will check about what is described about initiating the process. Covid prices spiked – 4-5 years value will go back to normal prices. The state demands a new appraisal we don't have a choice. Tax rate will change directly related to grand list. We will keep on the agenda for next meeting. (More detail on the website)

9. Permitting necessary to begin demolition of 2466 Main Street – Steve – asbestos – Cady Associates – do the testing do the full report and report will be submitted to Town. How can we be notified – of all these hazardous. RD – need to notify – Tricia would like to be notified when this takes place and the results. Dean asked for Eric’s email address. Eric gave his email address: Ericscribner@yahoo.com They are very concerned about communication – invited to the meeting, and when we have the next meeting, it will be announced – there is no other meeting scheduled at this time due to the holidays. Dean has Nates email address. Connor Construction is overseeing the demolition. Steve was asked if there any response to any state approval. We do not need approval. Asbestos test is only test required. Tricia asked to see the copy of the contract. Dean – Connor Contracting is overseeing the entire demolition and making sure we follow the guidelines.
10. Wastewater
 - a. Wastewater Pump Controller update- Still waiting for response.
 - b. The wastewater pump has been installed for the Cabot Store. This has been signed by Bobby and Stephanie Searles, and the SB needs to sign a copy.
 - c. Tricia was wondering if perhaps we could use some of the ARPA money for some of the improvements needed. Mike stated that this has been done.
 - d. Repeal Motion of new water ordinance - a motion was made by RD move that we repeal the Water Ordinance – Fred – motion carried. Before we have a new motion to approve the Water Ordinance move RD and Fred. Betty stated that Michelle and she will be going over the water ordinance line by line and would like to add a late charge of \$25.00 and bring back to the SB.
 - e. Other Business – there was no other business.
11. Highway
 - a. Ian – Update from Highway – West Hill Pond looks good. We have received no complaints.
 - b. Other business – there was no other business.
12. Town Clerk’s Office
 - a. Orders – they were signed.
 - b. Town Meeting Informational Date – February 21,2023 at 7:00 pm.
 - c. Other business - The deadline for articles is January 19 and would like to change the SB meeting January 19 to include approval for the articles. Everyone agreed to the change. Betty will then take the report to REPRO Friday.
13. Other Business:
 - a. Mike when we put conveyance our for the sale of the Masonic Hall. 30 days have elapsed – nothing came in so we can proceed.
 - b. Fred – In the near future we need to consider a generator plant in the school. We should get some plans for an article next year.
 - c. RD mentioned that there were defects in the warning for the BCA meeting information.
 - d. Ian brought to RD’s attention class 4 roads that there is no discount longer applicable – all the people have seen a small discount vanish. RD wished we could do something to give some discount for the Class 4 residents. Ian – when we looked at Class 3 – and then Class 4 roads there is a difference. Ian stated that Walden contracts out for Class 4 roads to have them plowed.
14. Adjourn – a motion was made by Fred with a second by RD – motion carried, and we adjourned at 7:49 p.m.

Respectfully submitted,
Betty Ritter