

**SELECTBOARD MEETING MINUTES  
TUESDAY, JUNE 18, 2024, 6:00 P.M.**

Those attending: Fred Ducharme, RD Eno, Karen Larsen, Jeanne Johnson, Marcy Martin, Frank Kampf, Jenn Miner, Dana Robinson, Will Ameden, Kriss Schmitt, Gary Gulka, Irv Robbins, Lori Augustianiak; via zoom Sandy Pond, Rodger Sheldon, Stephen Hogan, Dean Deasy, Kevin Sare, Alisson Hogan

1. Call Meeting to Order – the meeting was called to order by Fred Ducharme, Vice Chair at 6:01 p.m.
2. Approve Agenda - A motion was made by RD with a second by Karen. Fred would like to move #11 after public comment to #5, and #8 Update on Rec Field. Under Other Business – Karen would like to add under Other Business Communication Plan surrounding progress and process for the new Public Service Building Motion approved with additions.
3. Approval of Minutes from June 4, 2024, Selectboard Meeting – A motion was made by RD with a second by Karen. RD under Item #9 – Public Resilient Task Force – he would like to add some new language to substitute the second and third sentences. “Ben Matthews that the downstream pile appeared stable and left in place. He said the upstream pile might shift and should be monitored. The Town has the authority to move or remove debris and on an emergency basis.” Karen: Parking Map will show people to where to park and we will revisit the parking list after July 4, the Board decided that at the last meeting. Also, the children’s grant for \$50,000 it was agreed that Marie and Karen to work on it together, although I wish that were possible, I said that I will help with the research although I would not be able to work on another grant writing process at this time. Item 6 Northern New England Property Maintenance \$3,850/monthly not per year. Board decided – town clerk’s office Item c– a discussion with Creamery to articulate a particular time about speeding, d: Even though FEMA did not allow for trees the town did commit to provide trees to provide barriers at the former fire station a couple of months ago. 9. What about parking pavilion – she recommends to strike those two sentences about parking, Dean stated that they will add 15 parking spaces after the 4h of July adjacent to backstop and also the basketball court. Approved as corrected.
4. Public Comment –
  - a. Dana – the Town has approved the 4<sup>th</sup> of July on Elm Street, and on behalf of Cabot Arts to have permission to use the parking lot on Saturday, July 27. Fred said that we did this with the 27<sup>th</sup> and other times in mind. We will know after the 4<sup>th</sup> of July if this will work. Dana said that he had a talk with Lori this morning and talked about different strategies and prior to this I was working independently but now they are working together and based on what happens on the 4<sup>th</sup> and on the 27<sup>th</sup> would be good information for future events. The field could be mowed before the 4<sup>th</sup> and the 27<sup>th</sup>. Fred advised Morgan is going to do it before the 4<sup>th</sup>. We just want to make it possible to have these functions and be able to move emergency vehicles through Town.
  - b. Maria – Class 4 and Trails would like an update Class 4 road. At some point when the timing is right Frank and Ian will talk with Sid about the need and they will spread it themselves and the road goes to Lisa Ginnett’s driveway.
  - c. She also wanted to check about the Post Office reopening, and will the door be fixed so it will not rub against the cement. RD there are no plans but to repair the building so that it can be reoccupied.
  - d. May need to revisit permits –referring to Jerry Jam and does Act 250 affect the permit. This will be discussed later in the meeting.
5. Water and Wastewater
  - a. Update from Rodger Sheldon, H2O Innovations – We ordered new membranes. Fred signed off; the lead time is three months. We have tried everything and continue to get production under the plant. We are trying to limit the amount that we must move out of there. Taplin is moving stuff out of the plant, and we want to limit it as much as possible until we get the new membranes. The 2 new pumps were installed, and production did not go up. We did some experimenting with the pumps without the membranes, and we were running 50 gallons per minute which is twice as much as we are currently doing. The membranes are clogged up. The price is substantially less than they were when we purchased them 5 years ago. The next three months we are trying to get as much as we can through the system without hauling away. Fred said that today that they tried a new system and put in a special gauge. We were able to get up to 16, so the membranes are plugged we weren’t pulling any more. Rodger stated that they got 50 gpm today and we tried the new pump, and the old pump, and it was fluctuating 20-25 gpm. The pumps do need to be replaced and there is fluctuation is that flow and there are a number of leaks on that vacuum skid, and some of the valves need to be replaced.
  - b. Other Business – there was no other business.

6. Update on Sport's Fields in Cabot

- a. Tim and Jennifer's Field – RD called Tim and Jenn and would consider the lease on the ballfield in the hope that we can raise up a volunteer effort so that it can be used again. He contacted the Rec Committee, Shannon Smith's response, and they are over-committed and would not be able to do this at this time. He said that he is not so sure that we can on our own assemble a volunteer effort. RD in his view feels that it would be worth it to pay the contract fee of \$600 to secure that field so that we can rehabilitate the field. He was wondering if Tim and Jenn would be willing to renew the lease for another year in hope that we can clean it up. Tim said they sent a letter stating they are not going to clean it up. that the day of the flood, that nothing has been done and is disconcerting. RD would you give us a year. Just to make it clear there is no fee. The \$600 is for the insurance they pay. RD said that he believed it was worth the expense for the Town to take a chance to be able to clean up that field at no expense to Tim and Jennifer. Tim stated the day of flood no one set a foot on the field. We feel that the Town has not upheld the lease at all. RD asked if you would give us a year. Karen thought that if they could think about it and decide not right now and there is no need to decide right now. The SB did receive that letter and we are grateful for the many years you have provided Larry and Son's field at a nominal cost. Over the past year we have been working on flood repair and now we can begin to look at other things on the list. We have worked on the Rec Field, and it is turning out beautifully. Tim said he would consider it.
  - b. Other business – Betty stated that we are receiving invoices all the time from Taplin, and we have also borrowed money from the General Fund that needs to be paid back at some point. Money is tight at this point.
7. Update on Trails – Gary built the trail behind Willey Building and had a lot of coverage, Burtts Orchard Trail is being completed soon. The contract is recommending Churchill Excavation, and a contract to approve. We also have been working on parking, Old Center Road and the Forest and we went out to bid and received three proposals and we recommend that Churchill Excavation. This is 100% funded by the grant from Parks and Forests. We have a contract to be approved and signature not to exceed \$8,400. The terms and conditions in the contract they must follow the state standard. Item 10 is insurance requirement, attachment a is payment. RD approve the contract for personal services with Churchill Excavating with a second by Karen, motion carried.
8. Status of reopening Cabot Post Office - Postal Realty Trust has contracted with Postal Realty with Dan Dunham and he is contracting with an electrician. Postal Realty objective is hoping to have it done by July 1 and whether or not Dan can get it done by then remains to be seen. There is no guarantee that USPS will occupy the building. We have been in touch with Becca Balin's office, and they have mobilized all of our congressional delegation so if we need help, we have it. I have every expectation that we will have a post office back in Town this summer or perhaps by the 4<sup>th</sup> of July.
9. Discussion on Noise Control – possible review and possible action on amplified music. Looked at zoning and wrote a proposed amendment and read it and this is a draft and proposal. (This is attached at the end of the minutes at Attachment A.) Fred said that we are getting into a slippery slope this is only for a weekend. RD this is only about purchased tickets, it is not about mowing lawns, wedding on personal property. Sandy – if we are going to have a concert, if I change it from a purchased ticket to a donation does this change the legality of your rules? RD if money is solicited it comes under this ordinance and this is only a draft. Onion River Campground – it is a basic neighbor, and Marshfield DRB was held in response to a special event that was out of hand at the Onion River Campground. Tried to pare it down so that it is specific as possible and does not pertain to things that people normally do or even extraordinarily do such as a wedding, a birthday celebration does not pertain to them. It is only for commercial events in low density districts. *There was considerably more discussion. If you wish to hear the rest of the discussion, please listen to the audio on Cabotvt.us.*
10. Motion to hire Town Treasurer – Interviewed two candidates – RD stated that we interviewed two candidates and hope that we pretty much agreed and I will move that we hire Amy Monahan as our Town Treasurer with a second by Fred. Was there any discussion. Karen expressed that she is of a different opinion, and I came to a different conclusion. Fred stated that we have to be on the same page on this and there is only three of us tonight. RD noted that need to get the treasurer on board very soon and I think that Mike is very eager to see this. Karen asked if this was Mike's recommendation as well. Both Fred and Mike said that it was his recommendation. Fred stated that we did have two good candidates. Karen – not in obstruction. Motion carried.
11. Status update on Cabot Ambulance discussion – Karen we are going to keep in brief – team on board with the SB with Cabot Ambulance to negotiate the details. Cabot Ambulance did receive a draft of a contract on the 29<sup>th</sup> and we have a response. We are aware that we are coming up against a deadline July 1 and hopeful that we can come up with a contract as of July 1.
12. Town Clerks Office
- a. Orders – have been signed.

b. Other business – there was no other business.

13. Other Business – Inclusion on August vote. (It is attached at the end of these minutes as Attachment B.) Karen - this is the language and do we need to wait until July 2 to approve it. RD stated that it was not warned for this meeting and therefore we can't vote on it. When we discussed this at another meeting, we felt that it is important for the neighbors to review and accept. How do we do this. Fred asked are we fair with people that come into the community and do we treat them. Somehow, we must have a discussion on this. Sometimes how we feel and how we react are two different things. RD we can promote on FPF, Cabot Connects, Chronicle – if we adopt it is only the beginning. Jenn – timeline on voting makes a difference. We could have a public forum, or the many public events we can explain what it means.

Parking – Lori presented a contract for Cabot Creamery for parking including Whittier Hill next to the fire pond and the concrete slab across from the Creamery and they sent a lease agreement with the use of their land. We will receive a final update at the July 2 meeting. Betty asked if we needed to get a Certificate of Insurance and Lori confirmed that we will need this insurance. Betty will take care of this. What are some of the logistics. The FD has created a committee to deal with traffic, traffic plans and parking – posting all no parking zones, Gregg to be on call for wrecker. One sheriff and need to find out where it begins and ends. We will decide that after the meeting on Thursday night. Steve Hogan and Nell McQueeney are the constables and Lori will follow up with them. She will meet with Sid Thursday morning. Elm – two exits and entrances, one on Bothfeld Hill and one on Elm Street. There will be a port a potty at Elm Street and other Whittier Hill Parking, and 2 on the Common. The Creamery is going to flag off the area on Whittier Hill indicating where they cannot park. Regional Planning is going to come up with a plan for numbering the lots and alignment so people know where they are to park, there will be additional parking on the road, Neighbors in Action, WB parking lot. Anyone coming from the South would be directed to the Elm Street parking lot, and anyone coming from the north will be directed to the Whittier Hill parking lot. We don't know where to start and end. We will know more about this after the Thursday night meeting. Shuttle set up with Wild Cast Bussing and waiting to hear from Paul Ruda with his horses and wagons. Signs are almost ready. Donation sign at the parking lot to support this event. Reserving the School for Rummage Sale and handicapped area, with the parking lot across from the Creamery reserved for the parade people. RD was concerned with starting the parade at the PSB – there is no turn around there. RD did want to note that in a rain event about keeping the area clear behind the garage with cones for the excavator in case we need it.

Karen – I received a phone call today from a community member as I am sure you have received calls as we move through the big process of launching the permanent public safety building with the groundbreaking and everything that goes along with that. To be clear we are still in the discussion process around this. We will not do anything without the support of FEMA to move forward. It is a big process and expensive and subject to full reimbursement as is part of the disaster relief. However, do the residents and our neighbors know where we are in this important project? Is there a clear understanding and an update process. The Chronicle, perhaps, but it comes out once a month, and we have open meetings and there is nothing hidden and there are recordings that is available to everyone, and people can come to every meeting if they want to. What I heard as a suggestion is that every two weeks posting a memorandum of what has happened and what is going to happen around the implementation of this next major project. What would you think of something like that. RD thought it would be great like a regular bulletin and post on FPF, Cabot Connects, how do we continue to share with as many as possible. Fred – as much as possible for the PSB with the price tag. People are feeling resentful to the SB. Many residents feel they do not have any input and it is hard to hear we are spending millions of dollars, and it is hard for even me to figure it out. How do we know that FEMA is going to pay 8 million dollars. He said that if we had more coming to these meetings, we would have more input. Feel they have no control on what we are doing. Why are the people left out. Karen would be happy to draft and send something to the rest of the SB. Jenn would like to add a caution to just use electronic communications we have a lot that are not on social media. Fred – it is more than important to come up with what we are spending, etc. We need to get the information to Jeanne. Kevin Sare - we appreciate this communication. Is there any way put on the agenda to the FD to do an update. RD – we usually have someone here at the SB. Kevin stated that he is looking forward to these meetings. He would suggest having it a standard item on the agenda item as to an update. The more input and more people come. Also, come with a list of questions on the first meeting of the month and this may help people.

Marcy – don't we have to vote again on the new FD. RD – we would have to vote if we were bonding, it doesn't appear that we won't have to. Because the PSB was condemned and demolished. We must have a PSB temporary and permanent. If we need to borrow, we will have to. Karen – the PSB – that is technically owned by FEMA. However, when the trucks roll out to the new building, and the committee will decide if we want to keep the building and what we want to do with it and be willing to pay for it. Two options – they will come and take it down or sell us to at a fully depreciated reduction. The voters will decide whether we want to purchase the fully depreciated building.

Sandy – what is the update for the FEMA payment for this temporary – when are we getting paid and a start to know what we are spending and is FEMA going to pay us back at some point. Karen said that would be a great lead in. FEMA was in town last week – reimbursement starts when fully completed. We are 95% there with the public safety building and then the basketball court is the last 5%. Taken considerable care and reimbursement should be forthcoming. We have recently

learned that interest on the flood loans has been a matter of concern and now found this is also reimbursable.

Lori – I want to underscore what Jeanne said that Frank is covering the meeting and always the room for the SB to submit an article, so items don't get lost.

FRED – We have to understand as voters. The ambulance and FD go in places that could be dangerous for their health because of the items we have in our homes and can't expect them to go home unsafe and contaminate their families. We need to make it safe for these volunteers. Try to have a positive attitude – what is going to happen. The volunteers are the reason we are doing this.

Betty passed out some paperwork from Brittany regarding the Town Plan and would like to have some feedback before the August Meeting. The PC will be asking for funds for the next budget meeting of approximately \$3,333. We are getting a head start on the Town Plan

Irv Robbins – class 4 roads – talked to Urban Farm Way residents at the end of the road. If you care about people. It is unjust that we don't think about, year after year, and pay full taxes. There are a lot of people in the area. I know they chose to build a house on the trail. Need services for the trails – 62 properties in Cabot on these roads. We will add trails to the next SB meeting.

14. Motion to Adjourn – a motion was made by RD with a second by Karen. Motion carried and we adjourned at 7:53 p.m.

Respectfully submitted,  
Betty Ritter, Clerk

#### **Attachment A - PROPOSED AMENDMENT TO THE CABOT ZONING REGULATIONS**

##### **Section 1**

Any recreational, cultural or entertainment event that is open to the public, or for which an admission fee is required or solicited, on any premise in a Low Density Agricultural and Residential or Shoreland District shall be regarded as a "commercial use" under the terms of Section 4.3 of the Cabot Zoning Regulations, and shall require a Conditional Use Permit, pursuant to 24 V.S.A. § 4414 (3).

##### **Section 2**

Conditional Use Permits for such commercial uses as are described in Section 1 shall be issued by the Selectboard for periods of not more than five (5) years and may be withdrawn by the Selectboard before expiration under the terms of Section 5.

##### **Section 3**

Amplified music from any premise in a low-density zone shall not exceed a sound pressure of 65 dB at the property line at any time and shall not exceed a sound pressure of 55 dB between the hours of 10:00 PM and 12:00 midnight. Amplified music that can be detected beyond the property line shall not be permitted between 12:00 midnight and 10:00 AM. Property owners shall be responsible for monitoring sound pressure levels and ensuring that they do not exceed the aforementioned limits.

##### **Section 4**

A property owner holding a valid Conditional Use Permit an event at which amplified music is to be played shall be present at the event and on the property during the event, and shall provide the Town Office, at least one week before the event, with a telephone number at which the property owner or the property owner's designated agent can be contacted during the event. Failure to comply with these requirements shall result in withdrawal of the Conditional Use Permit.

##### **Section 5**

It shall be within the authority of a Town Constable or other Town official designated by the Selectboard at least one week before any commercial use under a Conditional Use Permit to visit the property during such commercial use event, measure noise levels at the property line and require that amplification be reduced if it exceeds the limits stipulated above, or disconnected entirely if music is detectable beyond the property line after 12:00 midnight. Failure to comply with the instructions of the Constable or designated Town official shall result in withdrawal of the Conditional Use Permit.

#### **Attachment B - INCLUSION ARTICLE FOR AUGUST TOWN VOTE**

Will the voters of the Town of Cabot adopt and direct the Selectboard to sign the following Declaration of Inclusion, written by the Declaration of Inclusion Initiative of Rutland and so far adopted by 150 Vermont towns and cities:

**The Town of Cabot condemns racism and welcomes all persons regardless of race, color, religion, national origin, sex, sexual orientation, gender identity or expression, age or disability, or socioeconomic status, and wants everyone to feel safe and welcome in our community**

**As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all our actions, policies and operating procedures reflect this commitment.**

**The Town of Cabot is and will continue to be a place where individuals can live freely and express their opinions.**