

**SELECTBOARD MEETING MINUTES
TUESDAY, DECEMBER 3, 2024, 6:00 P.M.**

Those present in person: Mike Hogan, Fred Ducharme, Karen Larsen, RD Eno, Skip Bothfeld, Frank Kampf, Jule Chatot, Kate Chatot, Jim Kurrle, David Kidney, Will Ameden

1. **Call Meeting to Order** – the meeting was called to order by Mike at 6:00 p.m.
2. **Approve Agenda** – A motion was made by Fred, with a second by RD. Motion carried.
3. Approval of Minutes from November 18 Budget Meeting a motion was made by Fred with a second by RD. Corrections were made. Motion Carried. A motion was made by RD with a second by Fred to approve the November 19 regular SB Meeting. Corrections were made. Motion was carried with Mike abstaining as he was not at the meeting,
4. **Public Comment** – There was no public comment.
5. **Petition regarding Joe's Pond Wake Boats** – Discussion and Approval – We have two people here tonight to discuss the petition for wake boats. Jim Kurrle, who owns property on Joe's Pond and David Kidney. David reiterated the facts about wake boats and the need for Cabot to join Joe's Pond Association on the petition. Rule encompasses the broad part of the pond. There is a difference between boats, kayaks, canoes, paddle board sport and wake boats. Ten lakes have petitioned to prohibit wake sports on the pond. When wake boats are on the water, it makes it difficult and dangerous for the other types of boating. David stated that the Conservation Committee has urged Cabot to join. ANR is having a hearing on December 12. Mike wanted to know who would enforce the rules if this were approved. David said that Fish and Wildlife and the state police would enforce the petition. He stated that wake boats can be used without filling the ballasts.

Jim Kurrle with property on Meadow Shore wants to have Cabot refrain to join the petition. He states the petition is over-stated. There are two wake boats registered for Joe's Pond. A meeting was held on July 3 on the petition this. There are no records of any injuries or dangers. He stated the wake boats are limited as to where they can be. If this is passed, it could cause problems with other outside sports. Mike wanted to know if there was a large opposition to this petition. Karen – could you bring your boat to another lake. Yes, but ANR states that boats must have a registered home. Once the hearing is heard, there is a process after the ANR.

RD does David have a response. ANR specifically stated that they did not consider safety and would address the safety if the petition was passed. Joe's Pond sent an email before the rule was enacted. We are looking to the future, not the present. If this is not passed and they could have more wake boats on the pond. Float planes do not fall under the restrictions of wake boats. Jules would welcome the support.

Jim said that the safe boating was discussed. When he goes out, in the wake boat mode, he abides by all the rules. David spoke that the ballast always has a couple of gallons, and this can contaminate the lake from another lake.

RD – This is like the conversation about ATV on public roads – Cabot does not allow ATV on Cabot roads.

Karen – how do we understand the public access and personal use. She is grateful that Jim did come so we could have a full public discussion. Karen moved that we join the petition to ban wake sports in the limited space on Joe's Pond with a second by RD. Motion carried.

6. **Adopt LHMP approved by State of VT** – adopt the hazard mitigation plan November 14, 2024 – A motion was made by RD with a second by Karen. There was no discussion. Motion carried.
7. **Brian Kirkpatrick asked for a Pre-Hearing Conference before hearing is scheduled** – Jeanne approached the state hearing officer about a pre-hearing conference. The HO cannot set this but left open the door for Cabot. We refused it because it was not done by a third party. Brian then had this done and they did concur with Brian. The forester stated that it is worth \$900-\$1,100/acre. It is not consistent with the surrounding land and with Peacham and the Listers have looked at other land that is comparable. There is no one with a .6. Peacham classified his property as 8.1. By removing the building lot in Cabot, brought it down to .7. down. Mike – if we say no it still goes ahead. Do they recommend our attorney be involved. Karen – stated he is challenging us and the appraiser. Option 1 not worth it to pursue. Option 2 – Jeanne and to attend – Jeanne said – she expected to do so along with the comparables. State would make the decision. He might not like the decision and then he would go to Court. Who would go to court? Jeanne spoke to the Forrester and he stated that land can clearly support the a heavy amount as it is being logged with heavy equipment. RD asked why take it to court? He did comply with the suggestion of getting a third party – he did to confirm his assessment. Shannon Morrisson walked the land with Brian. What is the question as to what it is worth. It was \$117,000 and reduced to

\$93,400. Question is not wetland, but what it is worth. It would bring it down to \$1,400/acre. Bulk land grade for 80% of the land – if we agree to lower the bulk land to .6. It would come down to \$70,000. Fred wanted to know that he supports Jeanne on this. Are we going to capitulate? How do we justify this? If the town goes to court and wins, what does it mean? We could settle it now if we are prepared, if not we have the example of Rexford Winston of bulk land rate with no building lot. Bulk land rate has to represent the quality of the land. RD asked how many properties are comparable. Jeanne stated there are 9 properties. What is the next step. If there is a reduction it only stands for 3 years. RD – if we are going to contest why have him going to all the steps. We need to back Jeanne – if we end up losing, then we can decide to if he wants to sue it. It was suggested to deny the pre-hearing and go to the hearing and let the chips fall. A motion was made by Mike to move not have a prehearing conference with a second by Fred. Motion carried with 4 yes and 1 no.

8. **Parking and Traffic Control** – possible further discussion/approval – Lori was going to redraft it – signage and where to park – permanent action – defer action until a later date.

9. **Highway Update** – Mike stated that Aldo is scheduled for surgery on 12-10 and is going to be out for the winter. They are working on brush cutting. He is also out getting gp coordinates. He has nothing new to report.

10. Water and Wastewater

a. Betty mentioned that we should discuss the purchase of a generator for the Bond Hill Reservoir. Mike was wondering where the money would come from. Betty stated that it would be from the Water Account and it is necessary for us to make sure that we are able to use this in case of power outage. A motion was made by RD to purchase a propane generator for the Bond Hill Reservoir with a second by Fred. Motion carried.

b. There was no other business.

11. **Stipends for Flood Recovery** - discussion and decision – RD is asking for a stipend of \$1,000 for 3 volunteers that have spent an extraordinary amount of time for flood mitigation. They are: Dean Deasy, Peg Hough, Gary Gulka. Mike does agree that we have put in hundreds and hundreds of hours in this flood mitigation. However, we all came on these committees as volunteers. I am not sure if time is right. The SB has a stipend of \$1,000. This is to recognize the extraordinary for their efforts and expertise in the town's service. We did put in stipend money for volunteer effort – put in money in the FD – volunteers – stipend TY for all you do. Not sure what the people would think of this. We have 2 grant writers who are working for. Dean and Mike have talked about the hours spent for the PSB. There is much gratitude for what they have done and we should recognize them, but in reality \$1,000 would not be enough to thank them. Three folks have provided has been extraordinary. Are there other ways to say extraordinary ways such as put their name on a bridge Such as Elm Street or Menard Bridge. How do we offer gratification to those 3 individuals. Dear took a large hit on his business. When we asked Gary about the Flood Resiliency Task Force he readily agreed Jeanne stated the annual report is coming up and highlight the 3 people. Mike – I would rather see them get this at the end of the fiscal year. Is there something else we can do to TY. Spending time and resources. This has never happened before. We should put some money in the budget for a grant writer as there are more grants coming. RD there is no more powerful way and support and continued need for their work. In 2025 Town Meeting we could recognize and would mean more for the future and believe in our community. RD concur. RD to offer Dean Peg and Gary \$1,000 for recognition and will hope to continue supporting them and recognizing them. Karen – wonder if we could table motion until. RD if it is tabled we could be putting money aside for this but he has not made a motion. RD moved that we set aside \$1,000 each for the 3 people. Mike mentioned that we need to prepare to support this to the residents. Skip second. Karen then moved that we table this with a second by Mike. Motion carried.

12. **Assessment of Damage to Private Property in '23 Flood** – We are one aware of only one property – SLR has asked for this figure – seriously damaged on South Walden Road. Check with 211 property damage (not sure if they will give us this information. Possibly FEMA would have this information and to check with them. Karen wanted to know why this was necessary. This is for a Cost Analysis with respect to all of the flood damage. We should also include Water and Sewer lines, North Bridge – all of the damage in the municipality for grant proposals.

13. **Approve Contract for Appraisal of Cabot Garage** – RD stated this will cost \$2,400 with \$1,200 – now and rest later. This is fully reimbursable, and Lisa Kolb stated that in the grant this will be covered, even this does not grow through. Gary contacted 3 appraisers based on recommendation from Vermont land trust and Gary interviewed them on the phone. All in same price range – based on those interviews hire Martin Appraisal Company - \$2,400 covered by the buyout and could begin the work in early January. He is a licensed appraiser. Most knowledgeable in appraising properties involved with flood. A motion was made by RD we authorize the letter of agreement with Martin Appraisal with second by Fred. Motion carried.

14. **Updating Town Webpage** – suggesting to keep on top – all of the updates should be done with Seth – all minutes on their timely – SB member with Seth – Betty – attractiveness and conforming with open meeting Betty will be meeting with Seth every two weeks or more often if necessary, and will have Seth train both Shirley and Betty to post future items.

15. Town Clerks Office

- a. Orders – They were signed.
- b. Approve Liquor License for St. J Distillery for the December 14 Outdoor sales at the Den. A motion was made by RD with a second by Mike, motion approved.
- c. Other business – there was no other business.

16. Other Business –

- a. RD discovered they are installing fiber optics on Coits Pond Road. There was no communication about this. RD stated that since the merger there has been no communication and he will be asking for our money back that we donated to CV Fiber.
- b. Post office – new postmaster in Danville Holly Lee gave me the name in Portland in order to check on this. RD was told it would be opened by Thanksgiving, now by Christmas!
- c. RD is asking to approve expenditure of \$10,000 for removal of debris on South Main Street with a second by Fred, motion carried with Mike abstaining. It was suggested that Sid should remove the stones in the culvert. We also need to look at North Bridge and keep eye on sediment.

17. Motion to Adjourn – A motion was made by Fred with a second by RD, motion carried and we adjourned at 7:53 p.m.

Respectfully submitted,
Betty Ritter