

**SELECTBOARD MEETING MINUTES**  
**TUESDAY, FEBRUARY 18, 2025, 6:00 P.M.**

Those attending in person: Mike Hogan, Fred Ducharme, Skip Bothfeld, R. D. Eno, Karen Larsen, Betty Ritter, Jeanne Johnson, Marie Achione-Goodrich, Frank Kampf, Will Ameden, Ethan Garrison, Victoria Garrison, Tricia Cox, Steve Cox, Gary Gulka, Jean Goodrich, Ruth Goodrich, Glenn Goodrich, Marci Martin, Doug Cooke, Kerri Mull, Rory Thibault; via zoom: Seth O'Brien, Kris Schmitt, Sid Griggs, Teda, Tyler Billingsly, Dean Deasy, Steve Hogan, Alisson Hogan, Jack Daniels, Johanna Thibault. Ruth Goodrich (after she left the meeting in person)

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 and Karen Item 14 –Mike stated there will be no executive session and would like to discuss Microsoft-Copilot and USDA. Motion carried with additions.
3. Approval of Minutes from February 4, 2025 – A motion was made by Item 3 – CC reported a Loss business lost of \$950,00, due to flood of 2023, not \$900,000. Item 4 2<sup>nd</sup> paragraph: they are laying lines in west Cabinet, not east Cabot and a cabinet in Marshfield, #5, Tyler explained – Mack Mountain was under obligated by FEMA. It looks like the site inspection on Lovely Road Bridge, is like the Mack Mountain Bridge and did shift as well. Paragraph 5 3<sup>rd</sup> paragraph it was better than accounting from 2011. Milfoil discussion – coordinator and volunteers we won't know until we do the survey. The more information for the plan and need financing the better. Paragraph 12 ISO – has decreased from 7.7 to 4.4 which makes it likely there will a decrease in fire insurance rate for residents of 18% for residents and 24% for commercial. Approved
4. Public Comment
  - a. Jean Goodrich read a note about the February 4 meeting.
  - b. Marcie Martin – read a complaint regarding Chief Deasy.
  - c. Glenn Goodrich submitted two letters without reading them.
  - d. Kerrie Mull is a firefighter and social worker, and a therapist. Dean and family have been attacked on a regular basis. As the only woman on the FD, he helps me as well as assistant fire chief, Will Ameden. If anyone would like to discuss this with me as a therapist, I would be happy to discuss this with you.
  - e. Marie Achione – McKinstry Road – today around noon there was a tree service cutting trees across from McKinstry Road. She was quite surprised that neighbors were not notified. She also wanted to know who is responsible for digging out dry hydrants, the owner of the property or the Town. Sid stated that it is the responsibility of the Road Crew. She was concerned about Jane Walker's dry hydrant as she is not able to do it at this time. Sid has to leave for a bit but will answer when he comes back on. Karen stated that residents clean around the dry hydrant, if possible.
  - f. Marie discussed Insurance savings – her insurance is up for renewal, and it is an automatic thing for the larger insurance companies.
  - g. Regarding the people cutting down the trees. Sid did not know they were there. He assumed it was the power company to take the ash.
  - h. Dry Hydrants – there are 20 hydrants with 7-10 dry ones around town. With breakdowns, snow, drifting, it has been hard to get around to doing this We get to it as quick as we can.
  - i. Ruth said the Cow Hill sign was missing. It has been found, and she will bring it to the Town Garage.
  - j. Tricia Cox stated that regarding the ISO unless you live within 1,000 feet this will not affect your insurance. They do not recognize dry hydrants even if they are certified – never know if we can access them. Dean will be talking with the ISO regarding this.
5. Approval of Purchasing Policy and Conflict of Interest Policy – There was a motion by RD to approve these, with a second by Karen, motion carried.

6. Gary Gulka

- a. Cabot Garage Buyout - review of application to Brownfields Reuse and Environmental Liability – if owner agrees we will own it. We will need to do an assessment. There is an On-line application, and he has worked on the application to possibly turn it into a bridge. The application should be signed by Mike along with a \$500 application fee, we then can submit and hire a consultant. A motion was made by RD with a second by Fred, to approve this application and to have Mike sign on behalf of the SB. Motion carried. One submitted we will do Phase 1 for review for contamination, and at time of demolition, Phase 2 The Environmental Conservation will determine the level of contamination and will sign off before we purchase. Asbestos and lead analysis will be prior to Phase 1 and 2. It will be critical if we are going to go forward. Steve Cox wanted to know about Gregg in all of this. RD stated he has been part of the process from the beginning of discussions. He still has the option to back out. We have an appraisal and are hoping to relocate in the village and make investment along with any other resources.
- b. Limitation Act (BRELLA) Consideration of municipal funding of relocation study by a CBDG Planning Grant for site evaluation sites, pricing out alternatives. The price is \$26,000 for the planning phase for relocation. If we are rewarded the grant, it does not come through until June and RFP in July – August. There is a time limit for the buyout and demolition of March 26. Sooner we can get started for the planning relocation sooner reselect site, secure the site, Nate Cleveland from Commerce and Community Development suggested to repurpose our planning grant money. We have an audited fund balance of around \$170,000 and have committed \$30,000 for a sinking fund for FD and could commit up to \$26,000 planning and relocation steps. It would begin immediately, and Gary has drafted an RFP. Trish – if town appropriates this \$26,000 will grant go forward and replace the \$26,000. No, it does not, but it will not affect the taxpayer as this is from an audited fund balance. We have already submitted a pre-application for a planning grant. The relocation planning will be covered by this application. We may not spend all the \$26,00 but we need to have enough to finish this. It is possible that Greg could accept the buyout and relocate his business to another town, but we do want to keep Greg in the village. There is always risk and it may not work. Presently we are looking at 9 different sites – no guarantee that any of these would be suitable, some is private land that we may be able to acquire – no guarantees. We are promising to do everything we can to relocate the village. Doug, don't you have to have the approval of the Town to purchase something. RD - we can purchase but not sell. Fred wanted to make this clear: the– 26K – will we ever get that back. RD – no. It is an investment and a gamble. We do owe it to Greg. He knows that there is no future in staying in this location. Mike stated that every engineer wanted to know why we did this, however, the State approved this. Karen – If we don't invest, we may not have the leverage a buyout. Greg is fully aware of what is going to happen. It is an investment. A motion was made by RD that we reserve up to \$26,000 from the fund balance of 23-24 for the Cabot Garge relocation with a second by Fred. Motion carried.
- c. Cabot Trails: Review permit applications for trail repair work (culvert replacement with a bridge on Langone Trail) – flood recovery grant in the 2023 flood would be like Talbert culvert. At the end of Dubray Road and Langone the culvert is in very bad shape, and we would like to have a 20' bridge and take the culvert out. There is an Army Corp Engineer and a stream alternation permit. It is on the property of Dawn Andrews and she will have to sign off on the Army Corp of Engineers and the stream alteration permit to repair. Gary is finishing the applications but will need to have the SB approve these applications going forward. He also passed out a map which shows the location. The grant funding is 100% including the \$200 application fee. Town will not have to come up with any money. Fred moved that we approve this with a second by Skip.

7. Approve Bids for FEMA Projects – The SB needs to approve the Blodgett and Menard and Mack Mountain. Steve Cox wanted to know if there would be a box culvert. Mack Mtn. will be a box; Menard will have a 12' round culvert and Jug Brook will have a box culvert. Tyler reviewed the bid process, and he felt that Poulin would be the one for Jug Brook and Fenoff for the combined Menard and Jug Brook. A motion was made by Fred with a second by RD to also include that Mike will sign off on the contracts, motion carried. Fenoff will also move the bridge and truck the bridge back to AOT.
8. Certification of Compliance for Town Roads and Bridge Standards – signed.

9. Highway Update – Sid is working the best his crew can. There should be a slow period for the next few days and we can get caught up. Karen wanted to know about the salt situation. Barret Trucking called and they order 3 loads and basically it leaves faster than it gets delivered. If we plan Sid is still going to take precaution and mix with sand. He did get a load today. They have us on a list and when Sid calls, they bump us up on the list. RD wanted to know if Sid has experimented with the molasses. Sid said the salesman of Gorman and the Northeastern Trucking Association is trying to get is banned. Magnesium Chloride may be a better fit as it can ruin the underside of vehicles.
10. Water and Wastewater
  - a. Other Business – Fred changed out panels Tuesday. The electrical is being worked on and the new skid will be there out aways out. Allan is working on a plan to see how much is pumped in 11 hours. When the thaw comes, we will be able to tell if people are pumping. Steady stream may have to dig up the manholes. The compressor is working, generator leaking oil. We have a capital plan in place after the engineering study with Dufresne. We also need to replace some of the pump stations.
  - b. Fred Jagel sent individual letters to each SB member. WW Ordinance clearly states that initial hookups were done and any subsequent hook up the resident pays for it.
11. Update on Town Information Hearing (2-20) and Town Meeting (3-4) – Betty wanted to remind the SB of the two meetings.
12. Town Clerks Office
  - a. Orders – they have been signed.
  - b. Line of Credit Loan Renewal - \$600,000 regarding damages for the '23 and '24. A motion was made by Mike with a second by RD, motion carried.
  - c. License Renewal-We have two licenses for The Den. Mike moved that we approve the two licenses, with a second by Fred motion carried.
13. Other Business –
  - a. USDA is giving a grant of \$650,000 for miscellaneous rip rap projects. They are the bank by North Bridge on 215, Elm Street Bridge, work on lower cabot store. Cabot Creamery is more complicated, and various engineers are surveying work for this summer at no cost to the town.
  - b. Microsoft AI – actually records the whole meeting and summarizes the motions picks out most important meetings – looked at the minutes being accurate. Both zoom and teams have it. We will give it a try.
14. Executive Session - CEAS Contract Discussion – did not happen.
15. RD spoke out expressing support for Dean – personal support and high regard – exemplary leader and countless hours to help 2023. He is shocked to hear personal attacks on Chief Deasy. RD wanted to give personal support and a vote of confidence for Dean. Karen understands there can be personal commentary on a professional person. If there was a personal issue we can hear them in ES. ES is for contracts, real estate contracts, town employees, but for FD not employees, not sure how this works. Rory stated that those that are public volunteer employees would come under the same as town employees. RD if people come to complain, we cannot stop them from what they say in public comment. Mike stated that we try to use ES as little as possible.
16. Motion to Adjourn – a motion was made by Fred with a second by RD, Motion carried, and we adjourned at 7:44 p.m.

Respectfully submitted  
Betty Ritter, Town Clerk