

Town of New Haven Selectmen's Meeting
7:00 pm Town Clerks Office
Tuesday August 1, 2006

Present: Paul Audy, Keith Hall, Burt Allen, Barb Torian

Others: Jerry Smiley, Tony Bosnich, Milo Schaefer, Bev Landon, Greg Walsh, Bill Barnard, Bill Brim, Harold Tricou, Wayne Marcelle, Tim Bouton

Paul Audy – Welcomed Keith Hall to the Selectboard and thanked him for being willing to serve.

AGENDA: Results

Read and approve minutes make corrections if needed.

NEW BUSINESS

- Visitors Business
- VELCO – Greg Walsh – ROW for Town land off Plank Road – VELCO would like to purchase a 100 foot right of way on property owned by the town located on Plank Road. There will be one pole 240 linear feet on the property, .55 of an acre. The price of \$8,264.00 was determined by estimating values of segments on a per acre value. Established at \$15,000.00 per acre. The parcel was originally purchased by the town for potential water and sewer. The Town would still be able to use the property for that purpose if they wanted to. VELCO is interested in keeping the process moving. The Town would not be able to build within 10 feet of the lines. VELCO would like to purchase a memorandum of option for the easement (\$ 1006.53 would be paid upon signing) and would have to complete the process within one year. Selectboard was given documents which Keith Hall will take to the Town attorney for review. The board would need to read and initial the easement agreement. VELCO would appreciate a timely reply. They will need to begin the condemnation process if the board says no. Discussion of whether this needs to be voted on by the town and the resolution relating to VELCO.
- Bill Barnard – Painting lines on East St. – (painted today) – Has been requesting that the lines on East Street be painted for the last 3 years. And as he was driving over he noticed the lines are back. He would like to thank the board and hopes that they will continue to put money in their budget for painting lines on roads. It is a safety feature and would like it if they would also consider painting side lines as well. Lines are an important safety factor.

Bev Landon - Is here to follow up on the letter she wrote regarding the evaluation of the hydro plant. Weybridge plant is valued % million higher than New Haven. She is concerned about how the evaluation is being made. Does not believe that the amount of power being produced is the way it should be done. This is real estate and should be valued as such. She submitted a copy of the appraisal in 1989 for Weybridge. \$9,371,800. And a copy of a letter from 1984 which stated that the values for each town were approximately equal. That letter also spoke of the Capitalization of Income Stream as a method of arriving at a fair market value.

Discussion of the value being set by the state. And the response from the listers of how the value is determined. The evaluation is done by the state using a capitalization of income stream method which takes into account the Common Level of Appraisal for the towns as they relate to the State Wide Grand List.

Selectboard would like to get more information.

- Town Hall Maintenance – Wayne Marcelle would like to continue doing the maintenance for the Town Hall. Looked at a list of things that need to be done. Gordie Marcelle will be coming to do them next week to work on bathrooms, doors etc.. Bolduc Electric is coming on Friday.

Wayne Marcelle would like to have some changes made to the dog ordinance. Would like to add the authority to use deadly force if necessary. Would also like to be able to site people who have not licensed their dogs.

- Milo Schaefer – Has been on the Regional Planning board for about 9 months now and has seen a lot of Town Plans come through from various towns. There seem to be similar issues. Ag land, Septic etc. Words like promote and encourage are used to attempt to deal with some difficult topics. Regional Planning might have some resources to help towns. Would the board like him to ask the Regional Commission to help solve some of these issues.

Paul Audy – Suggest he discuss this with the New Haven Planning Commission first.

Burt Allen – Would like to have Al Karnatz and John Evers sign off on the ideas first. Would like to make sure going in the right direction.

- Bill Brim – Generators – Update - The generator for the Fire Department has been purchased. The slab is ready. He has gotten 3 estimates for the propane and an offer from one of the Fire Dept. members to do it at cost. Will be changing the hot water and the stove to propane. The large mobile generator will be going between the Town Hall and School. It will have a roof over it and a fence around it. He is still waiting for additional estimates on the electrical work for both generators. Discussion about contracts and permits. Bill Brim would like the Selectboard to deal with the contracts and choosing the contractors. Keith Hall will check with volunteer on the propane. Bill Brim will continue trying to get another estimate for the electrical. Discussion how to deal with stove purchase.

Tim Bouton – Emergency Management – Would like to have the selectboard sign a resolution of National Incident management system. Federal assistance money will no longer be given to towns who do not adopt this system. The other document is a plan for continuity of government. Has come up in relation to the threat of a pandemic flu. What would happen if 2 Selectboard members were sick. How would the town continue to function. This is the process of who would be responsible for allocating the finances in a case when the Selectboard was unable to do so. Should name either people or positions and can be as deep a list as you would like. Does not expect board to sign today but should do so soon. If the board decides to use names instead of positions they will need to revisit the list on a regular basis (yearly). This process is required by State law.

- Jerry Smiley – Has presented an interim report and his latest floor plan. He is happy to answer any questions. He will need the board's permission to move the process forward from here. The next step is to take the design developed and get a professional cost estimate. He is still interested in seeing Bud Carpenters pricing information. Jerry has modified his square footage to match the design submitted by Mr. Carpenter. He has added the Library in the same space. The board may want to hold a public hearing. He would like to create some presentation materials if there will be a public hearing. He thinks the cost for the getting an estimate will be around \$1,000.00. Discussion of building project of this scope going out to bid.

Burt Allen – Bud is still working on it he thinks it may be around \$200,000.00. Don't need to have the most expensive building to do the right job. Bud Carpenter is a barn builder and he does a nice job.

Keith Hall – Would not like to see a metal building. Discussion of wood being used.

Jerry Smiley - Wondered if septic and site work were being included and if fire safety and Labor and Industry for a public building were all included.

Keith Hall – Important to keep moving forward on this project. Current space is too small. Wondered about choosing a group of people to work on the project.

Jerry Smiley – Has spoken with the librarian and the office staff about their needs. Has also spoken with the school officials regarding the front of the school. Discussion about getting construction drawings and estimates of costs.

- John Madden Petition - A copy of a letter from the Secretary of States Office to John Madden has been received. Stating that the petition is not valid. Selectboard made a motion that the petition is invalid and they will not act on it.
- John Madden – law suit – Has been given to Jim Ouimette
- Copier update – Letters sent to lease company and Imagistics / Green Mt. Office Machines. – Follow Up letter has been sent to consumer protection agency. Burt Allen will call if need be.
- Appointments – Energy Coordinator

Conservation Commission
Addison County Transit Resource Board
Transportation Advisory Committee (TAC)

Wayne Marcelle – Hot water in the furnace room is 80 gallon electric. Only used for mopping and the bathrooms. He recommends that it be replaced with a small tank. He will get pricing information.

ROADS Update

Culvert at the end of River road and Route 7 Turns into a pond when it rains.

Old Maple tree by Manley's house should be cut off before someone runs into it. Burt Allen will talk to Phil Busier.

- Paving contract – Pike signed
- Road Access – Brett Schreiber – Leduc Cross Road - signed
- Palmer / Right of way – No action
- Route 17 / East Street intersection – No action

MISC. Correspondence

- State of Vermont – Dept. Housing and Community Affairs – Tax credits available for designated Village Center Buildings.
- Beverly Landon – Letter inquiring about the differences in the valuation of the power plants located in Weybridge and New Haven.
- Lister – Bill Paine – Letter explaining the reasons for the differences in the valuation.
- Safe Road Services – Continuing education
- VELCO – 115 KV line to Williston - Discussion of on going negotiations with Forest Drive residents.
- Vermont State –Dept of Natural Resources – Conditional Use determination - Wetland issues regarding VELCO.
- Jerry Smiley – New Town Offices – Evaluation and information of options.
- List of Repairs needing to be done on Town Hall –
- State of Vermont – Addison County Sheriffs Dept – Service of Law suit from John Madden

NEWS LETTERS

- Candidate Bulletin
- VLCT
- Opinions
- Valuation Views
- Addison County Regional Planning

Treasurers Report

Old Business

Next meeting Aug. 22,

Adjourn: 9:30