

TOWN OF PEACHAM  
Wednesday, March 20, 2024  
Selectboard Meeting  
Hybrid meeting in the Peacham Library Community Room and via Zoom

Attendance

In-person: Alfred Dedam, Selectboard, Peter Craig, Selectboard, William Kempton, Selectboard, Molly Willard, Selectboard, Andrea Kane, Selectboard, Jeremy Withers, Road Foreman, Anna Carvalho, Selectboard Clerk, Ross Page, Rusty Barber, Anna Rubin, Christian Snow

Via Zoom: Tim McKay, Richard Browne

Minutes

1. Call to order by Alfred at 6:31pm, Wednesday, March 20, 2024
2. Rules of Procedure – some small corrections
  - a. **Andrea moves to accept the Rules of Procedure as presented by the Selectboard Clerk, seconded by Peter, all in favor, so moved.**
3. Additions to the agenda
  - a. Anna Rubin – Planning Commission - Zoning Bylaws
    - i. Anna provided an informal planning commission update. Consultants provided feedback about some bylaws that need to be updated. Some new updates due to Act 47. Some changes would be based on Peacham Town Plan. Accessory dwelling units are a focus in Peacham, but most steps are to comply with state requirements. Consultants standardized language to be line with the State. Changes to the role of DRB, which help clarify and simplify.
    - ii. Consultants have finished the review. Anna presented opportunity for Selectboard to request more information or changes before offering formal proposal. She explained the process and noted that Rebecca has the checklist they can follow. There will be a public hearing that will be warned 30 days in advanced.
      1. Andrea moved they submit it when they are ready and the board will address it when it's finalized. Molly agreed that they are ok with seeing it when it's finalized.
  - b. Rusty Barber and Richard Browne – Town Hall Renovation update
    - i. Richard requested approval for an asbestos inspection a week from Thursday for \$1,000-\$1,200

1. **Peter moved to expend an amount not to exceed \$1,200 for asbestos and contaminants testing in the Town Hall, seconded by William, all in favor, so moved.**
- ii. New information based on VEIC and MERP meetings and meeting with Andy Tomlinson and a rep from Daikin (who designed the system we have a proposal for).
  1. To do anything with heat pumps, we must upgrade the electrical service into the building. GMP will do this for free, but need an electrician to wire the new drop, but needs a load study. Does not know the price.
    - a. **Andrea moves to hire Rob Woodward for the load study, seconded by Molly, all in favor, so moved.**
  2. The VEIC engineer recommended confirming the tonnage of heads inside should exceed tonnage of heads outside. Confirmed that this is the case. This increases efficiency.
  3. This system, as design now, 100% capacity to heating down to 0 degrees. Below this temp, we would need find balance point for backup. Will get more details down the line.
  4. Discussed suggested variable refrigeration flow system, system at commercial level. Waiting for quote. These don't have the Efficiency VT rebates not built in, but can get floating rebates approved ahead of time. Richard will look into it. These units would last significantly longer.
  5. They recommend investing in surge protection on the entire building, as surge and voltage fluctuations are the main source of problems with heat pumps. This would include a voltage monitoring system on the heat pumps.
  6. Asked them to look into additional ventilation with heat recovery systems. There are control options. Pricing coming.
  7. Energy Assessment done by MERP won't be available for a month. Unable do the blow test because they couldn't pressurize the building due to leakage. Emphasizes sealing and insulation need.
  8. MERP reps said even with a grant for a lot of the work (HVAC and insulation, electrical), they won't be awarding grants until late 2024 at the earliest, and won't fund work already done. Arises questions about when to do to the work. We can't know if we have a chance for the grant until we get the report.
  9. SESM grant – communication saying application is incomplete. Richard will call to correct. This was an 80/20 grant on HVAC system as currently designed and did not include other system changes that would be required for heat pump usage.

- iii. The project is out for bid, but we are getting new information. Rusty wonders if we should pull it off the market until the asbestos and MERP grant information has arrived. This would mean we wouldn't likely get under construction until next year. Scope of work might change, even if contractor is willing to negotiate. Discussion of bond and ARPA funds. Discussion of pros and cons of pulling it.
      - 1. **Molly moved to pull the current bid for the Peacham Town Hall off until we get additional information from MERP, seconded by Peter, all in favor, so moved.**
- 4. Highway Department Update
  - a. Progress on roads, despite the weather being uncooperative.
  - b. He had his annual meeting with VTrans with Logan Perin from district 7. He requested signatures on necessary documents: contacts, annual financial plan, certification of compliance for town roads and bridge standards and network inventory. Jeremy explained some of the standards. He will send the updated version to the Selectboard when he receives it from Logan.
    - i. **Peter moved to sign the documents as presented by Jeremy, seconded by Molly, all in favor, so moved.**
  - c. Working on equipment when they have time.
- 5. Town Clerk/Treasurer Update
  - a. Updated quote to replace the fire alarm system
  - b. Members need to sign Town Meeting minutes
  - c. AP includes a bill for Fire Department, but it's grant funded and doesn't affect our cash flow.
  - d. RFP – Emergency Hazard Mitigation Plan to hire a consultant
    - i. **Peter moved to approve the RFP for the local Hazard Mitigation Plan service, seconded by Andrea, all in favor, so moved.**
- 6. Emergency Management Grant RFB – see 5d
- 7. Selectboard Appointments
  - a. Energy Committee
    - i. **Peter moved to appoint Charles Byron to a 3-year term on the Energy Committee expiring in 2027, seconded by William, all in favor, so moved.**
  - b. DRB – expanding the board to 7
    - i. Alfred and Rusty offered a few names.
    - ii. **Peter moved to appoint Anna Rubin and Geoff Sewake to 1-year terms on the Development Review Board, seconded by Molly, all in favor, so moved.**
- 8. Snowmobile Trails – Ross Page
  - a. Snowmobile Club lost a large section of the trail on Morrison Hill area along town lines between Peacham and Barnet. He requested use of section of road on

Somers Rd up to Morrison Hill Rd or a section of Rake Factory Rd. Peter requested the least amount of road possible and that the same rules would apply as do to Penny St. Andrea asked about signage, which Ross confirmed the club takes care of. Jeremy explained that Somers Rd is minimally traveled, but the plow truck takes up the whole road. Tim McKay asked for clarification about the route options. One option is mostly Peacham, the other is a small section of Peacham, but then continues mostly in Barnet. Selectboard asked him to come back with an ideal route to approve.

9. Windsong Property
  - a. Alfred explained the background of the situation to the other Selectboard members. Richard further explained.
    - i. **Peter moved to accept the donation as long as the Audubon Society puts the proper dating and all the required documentation that the Town needs, seconded by Molly, all in favor, so moved.**
  - b. John Reiss commented via the Peacham website that he did not feel the Town of Peacham should have to pay taxes on this land. Richard confirmed it would be \$600 a year that the Town would not receive in taxes.
10. Public comment - none
11. Approve minutes
  - a. **Peter moved to approve the minutes from March 6<sup>th</sup>, 2024 seconded by William, all in favor, so moved.**
  - b. **Molly moved to approve the special meeting minutes from March 13<sup>th</sup>, 2024 seconded by Peter, all in favor, so moved.**
12. Review and approve bills
  - a. **Peter moved to approve bills as presented by Town Treasurer, Molly seconded by, all in favor, so moved.**
13. Review correspondence
  - a. Music festival will not happen this year due to some challenges organizers encountered. They are hoping to resume their efforts next year.
  - b. Agency of Natural Resources- revisions to above ground tank storage rules.
  - c. Richard Browne regarding PCH easement – Annette Lorraine cannot do it at the moment, suggested another attorney.
14. Peter moves to adjourn at 08:01, seconded by Andrea, all in favor, so moved.

Documents provided to the Selectboard and discussed at this meeting are available by request to the Town Office.