

TOWN OF PEACHAM
Wednesday, September 4, 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, Andrea Kane, Selectboard, Jeremy Withers, Road Foreman, Dan St. Cyr, Allegiance Trucks, Anna Rubin, Planning Commission, Dave Edwards, PERF, Laurie Kozar

Via Zoom: Molly Willard, Selectboard, Dave Stauffer, Janie Carle, Neil Monteith, Adam Dobson

Minutes

1. Call to order by Alfred at 06:30pm, on Wednesday, September 4, 2024
2. Additions to the agenda
 - a. Discussion of presentation of photo to Allen Thresher Sr.
3. Highway Department Update – Jeremy Withers
 - a. Back to a full crew.
 - b. Working on roads, slowly. It's a process. Next week, Monday and Tuesday, part of Hollow Woods Rd will be closed to fix pipe. Old Cemetery Rd will be done next. William asked about the outlook for winter. Jeremy is hopeful for most roads, but he's struggling to get a contractor to South Peacham. He's trying to stay local, but he has had to start looking farther away. Jeremy asked about Willow Brook Rd. Alfred advised that if other roads need work, they should focus on those first.
 - c. Allegiance Trucks – Dan St. Cyr – Noted he was there to advise, not to sell a truck. The availability of different truck lease lengths has changed, with more extended warranties available than before. Dan provided a chart to show our current lease program compared to the other lease-to-own options. He reminded the Selectboard that the last truck didn't arrive on time and so the lease was extended, and that next year we are looking at the same thing. The supply chain is still very backed up. Currently, the issue is the body companies. Discussion about whether a 6-year lease could help ease the ordering burden. Discussion of issues before they switched to the current short lease option. Alfred asked about the transition from the 3-year to 6-year lease. Dan will reach out to the bank to see about options. William asked about the value of 6-year-old truck in terms of trade-in. Alfred asked about the price increases due to the new emissions rules. Other upcoming rules could bring other challenges, so it's hard to say how it will all affect the price.
4. Town Clerk/Treasurer Update – email from Rebecca Washington
 - a. Contract for the road crew member is in the box to be signed.
 - b. She approved a special events permit for Red Barn Brewing for the Fall Fondo.
 - c. She requested a board member take the lead on the Jean Berwick tent fund logistics. Discussion of storage, size, liability, set up, and scheduling use. Andrea will send the information she has on her tents, and Alfred will bring some other data, so that they can make a decision next meeting.
5. PERF update – Dave Edwards
 - a. Fund is administered by town, but comes only from donations. Raised \$155,000. He thanked Rebecca and Jen for their help with the applications. They received 12 applications with total losses reported to be \$1,100,000. Committee met twice. Their goal was to be transparent,

equitable, fair, and prioritize those who were most needy. Recommended 9 grants, totaling \$148,000, encumbered another \$7000 for two applicants who didn't provide enough information. Denied one grant. Committee reached out to applicants to request follow-up information. They will need to campaign to fundraise again in the fall. Dave confirmed that the letters included information about how grants from this fund could impact FEMA funding, as well as other funding options that were available.

6. Hazard Mitigation update – Neil Monteith

- a. FEMA disaster recovery team was in town. He reached out to some folks to confirm they had spoken with them. Now that they have left, people can visit the Lyndonville public safety building if they need assistance. It's open every day 8am-7pm. Molly commented that the Ag Agency just rolled out their funding as well, and other departments are doing the same, so the town should make people aware of those. Laurie Kozar commented that she hopes the state will make a comprehensive list of the available funds.

7. Rec Committee Update – Email

- a. Roles: Rachael Moragues is the Gym Coordinator, Gretchen and Ian Boswell will coordinate the pump track and Fondo, and Greg Lockhart will coordinate Pickleball and community engagement.
- b. Length of terms: 1-year for each member
- c. Scope of work: goal of the recreation committee is to ensure that all members of our community have access to year-round recreational events and services of Peacham. They plan to do this by organizing and promoting use of our town gym and making available a variety of classes and opportunities for exercise and play, creating and promoting events in our community to encourage healthy and socially positive activities, and maintaining access to recreational spaces in our town.
 - i. Dave Edwards offered to provide the charter he'd established when the rec committee started.

8. Planning Commission – amendments to zoning regulation – Anna Rubin and Adam Dobson

- a. Last year, the Planning Commission recognized the town needed an update to Zoning Regulations due to new legislation. State made funding for consultants available, so the Planning Commission took advantage of this. Asked the consultant to look for anything that was in violation of state statute, including Act 47-Homes Act, which was intended to address the housing shortage. Even though the legislation was designed for larger communities, we still needed to address it. Any dwelling that was zoned for one unit is now zoned for two, although subject to all other zoning regulations that supersede it. The consultants updated all of the language to replace obsolete language. They requested that the consultants also review and make suggestions for the bylaws in terms of their alignment to the Town Plan and Vermont's housing vision, but ultimately, they are only proposing the fundamental changes for now. While the document is large, there are no substantive changes to how housing can be developed. The majority of the document is language changes. The changes may allow larger homes to subdivide to allow for more occupants, should the owner decide to do that, but it would not change the character of the village. Selectboard must formally approve the changes, then hold a public hearing.

i. Peter moved to accept the proposal for the bylaw amendments, seconded by Andrea, all in favor, so moved.

9. UST A/B Operator appointment

- a. There is a 6000-gallon underground fuel tank at the Town Garage. Someone needs to be responsible for checking certain aspects of the tank. Dick Browne has been volunteering in this role for a long time, so it's a matter of formalizing the appointment.
 - i. **William moved to appoint Dick Browne as the Operator, seconded by Andrea, all in favor, so moved.**
10. Public comment - none
11. Approve minutes
 - a. **Peter moved to approve minutes from Wednesday, August 21st, 2024, seconded by William, all in favor, so moved.**
12. Review and approve bills
 - a. **Peter moved to approve bills as presented, seconded by William, all in favor, so moved.**
13. Review correspondence
 - a. Tax Abatement request– Discussion about how and when to organize a meeting with the Town Clerks, Listers, and Justices of the Peace. Members agree to call an informational special meeting so all members are prepared and capable of participating in the decision-making.
14. Peter moved to adjourn at 8:32pm, seconded by Andrea, all in favor, so moved.