

TOWN OF PEACHAM  
Wednesday, October 1, 2025  
Selectboard Meeting  
Hybrid meeting in the Peacham Library Community Room and via Zoom

Attendance

In-person: Alfred Dedam, Selectboard Chair, Peter Craig, Selectboard, William Kempton, Selectboard, Christian Snow, Selectboard, Andrea Otto, Selectboard, Jeremy Withers, Road Foreman, Rebecca Washington, Town Clerk, Morgan Gold, PCH President

Via Zoom: None

Minutes

1. Call to order by Alfred at 06:33pm, on Wednesday, October 1, 2025
2. Additions to the agenda
  - a. 7.2 – PCH Easement
    - i. VLCT lawyer can provide the necessary language. Alfred brought a letter of intent, but needs board approval to move to send. He does not know the price yet. Alfred and Morgan acknowledged that there had been some discontent about the funds for the survey due to miscommunication, which is unfortunate, but regardless, PCH cannot afford the costs, so if the town wants the easement, we will need to front the costs.
      1. **William moved to sign the letter of intent, seconded by Christian, all in favor, so moved.**
    - ii. Alfred noted that he also spoke this VLCT lawyer about a separate issue in his correspondence, regarding the expected legal response from a decision the Zoning Administrator has made.
  - b. 9.2 – Transfer Station
    - i. Amber will be taking a vacation day. She found coverage until 2:00. Christian will cover the rest.
3. Highway Department Update with Jeremy Withers
  - a. Routine maintenance: trying to do some grading, changing last culverts, ditching
  - b. Maple Tree lane burying underground utilities looking to start in new few days. Excavation contractor got in contact- going to try to move the line route a bit, but still in right-of-way. Jeremy will be on site as much as possible.
  - c. Salt pricing has gone up tremendously. It went up \$11.50 per ton, from \$95.75/ton to \$107.25/ton. Jeremy reports that he is very frugal with salt already, but at those prices, he will be even more frugal. William asked if he

could use sand instead of salt on the paved roads, but Jeremy explained it could be very occasionally.

- d. Mill Trace Bridge – Engineer does not want to assist us anymore because of the wood deck decision. Jeremy will reach out to others.
  - e. Christian commented that the Slack Street project came out very nicely.
4. Town Clerk/Treasurer Update with Rebecca Washington
- a. Environmental Site Assessment for buyout projects tentatively scheduled for Tuesday.
  - b. She signed off on FEMA payment for \$192,000 for completed projects: Gov Mattocks Rd site 1 (bottom), site on County Rd, and site on Willow Brook Rd. This will allow us to fully pay back flood line of credit. It will cover all work done on flood projects this year – meaning we won't have a deficit for this. She expects it's the last reimbursement for this year.
  - c. Maintenance issues at the town hall: there is a wiffle ball stuck in a heater, and the lights in parking lot don't go off, despite being on a timer.
  - d. She requested help moving materials out of some of the areas that need to be cleaned out before the renovation work starts inside. Some items need to go to the dump, and some stuff that needs to be moved temporarily.
5. Peacham Listers: Grand List Adjustment
- a. Letter from Listers explaining two adjustments due to errors. Retroactive changes require Selectboard approval.
    - i. **Peter moved to approve the changes, seconded by Christian, all in favor, so moved.**
6. Peacham Fire Department Grants – Letter from Jeff Berwick
- a. Town of Peacham has been awarded two grants for the acquisition of a new forestry vehicle and the purchasing of equipment. For the forestry vehicle, the total amount being \$340,854, with the federal funds being \$324,622.85, and the town match being \$16,321.15. For the equipment, the total amount being \$51,498.00, with the town match of \$2,452.29. The Fire Department, and by extension the Town, will need to comply with all requirements in the grant award, including following the town purchasing policy. Most of equipment purchases will fall \$1000-\$5000 range, but the forestry vehicle will be much larger. Letter requests that the Selectboard delegate the purchasing authority for the grants to the Fire Department's Grant Committee. Committee would be responsible for bid requests, following purchase policy, having final purchase authority, and reporting and submissions to FEMA, with everything being properly documented and available for review.
    - i. **Peter moved to approve the request from the Peacham Fire Department, seconded by William, all in favor, so moved.**
7. PCH Project update – Morgan Gold

- a. PCH leadership changes – Morgan Gold is now President, Rick Witt is vice-president, Pat Cousineau is secretary, and Lisa Moore is still treasurer.
  - b. Morgan requested an Selectboard member as a board member, per their charter. This can be done at their December annual meeting.
  - c. Working on improvements and work on guild building using energy efficiency grants.
  - d. Working with Farmer’s Market – asked if there has been any feedback about change in market schedule this year.
  - e. Academy apartment refurbishment and Science building renovation on track, as well as the transfer of those buildings to Rural Edge. Summer funding concerns have since been resolved.
  - f. On track for December transfer and sale, and wants to be sure to include easement language on deed as part of the transfer. Looking to town for language.
  - g. Interior construction will start in December in the Science building. Academy apartment work will start in spring/summer to avoid anyone needing to relocate during the winter. Some academy apartments are open, but they will wait to fill them until after the construction, so that current residents don’t have to leave the building while the work is being done, rather they will temporarily relocate to an open apartment while theirs is being worked on.
8. Peacham Pond plowing
- a. Per discussion last regular meeting about renewing existing contract with 802 Lawn Care for same price.
    - i. **Peter moved to renew our contract with 802 Lawn Care for the upcoming plowing season, seconded by William, all in favor, so moved.**
9. Transfer Station slab
- a. Discussion about options:
    - i. William read the specifications from Eric Page’s proposal for \$5950.00
    - ii. Peter read specifications from Andy Cochran’s proposal for \$6275.00
  - b. **Christian moved to accept Eric Page’s quote with the condition that it’s done with broom finish, seconded by William, all in favor, so moved.**  
Continued discussion about site work requirements.
10. Cemetery Deed
- a. One corrected deed (old deed will be voided) and one new deed.
    - i. **Peter moved to approve all deeds, seconded by William, all in favor, so moved.**
11. Public comment – none
12. Approve minutes
- a. **Peter moved to approve minutes from regular meeting on Wednesday, September 17, 2025, seconded by Christian, all in favor, so moved.**

- b. **William moved to approve minutes from the special meeting on Wednesday, September 24<sup>th</sup>, 2025, seconded by Christian, all in favor, so moved.**
- 13. Review and approve bills
  - a. Rebecca noted where in the budget she had placed one Cow Hill related item, asking the board to consider where to place it permanently. Discussion about that communication. She also noted that it included the first bill for Ruggles for the renovation.
- 14. Review correspondence
  - a. Email from Eric Pomeroy commending Jeremy and road crew on work on Slack St project.
  - b. Emily Finnegan sent a proposed map (not finalized)for the Governor Mattocks clean water project.
  - c. Two inquiries for gym cleaning. Alfred will reach out. Rebecca clarified that the posting said biweekly, which was meant to mean every two weeks.
  - d. Email from John Reiss claiming Alfred will be subject to an ethics investigation.
  - e. Zoning Administrator asked about getting Sheriff coverage for an upcoming contentious hearing. Alfred will reach out to the Sheriff's department.
  - f. Rebecca reminded the board members that the VLCT town fair is upcoming and encouraged them to attend.
- 15. Peter moves to adjourn at 7:33pm, seconded by Christian, all in favor, so moved.

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