

TOWN OF PEACHAM
Wednesday, November 5, 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, Jeremy Withers, Road Foreman, Ross Page, Bob Hanson, Rusty Barber

Via Zoom: George Harris

Minutes

1. Call to order by Alfred at 06:35pm, on Wednesday, November 5, 2025
2. Additions to the agenda
 - a. Executive session for personnel
 - i. **Peter moved to go into executive session for personnel, seconded by William, all in favor, so moved.** Went into executive session at at 08:08pm.
 - ii. **Peter moved to leave executive session at 08:16pm, seconded by William, all in favor, so moved.** No action taken.
3. Transfer Station – Document destruction day proposal – Beatrice Ring
 - a. Beatrice not present. Withdrew her request.
4. Highway Department Update with Jeremy Withers
 - a. Trucks and equipment are ready for winter. Still grading and ditching.
 - b. Received inquiries and concerns about class 4 road work.
 - i. On Devil’s Hill Rd, George Harris expressed concern about a stonewall that was disrupted. Jeremy met with him and explained it was not due to highway department work, but perhaps when the trail was worked on. Jeremy explained that George is hoping to the get the stones back. George explained that his stonewall was knocked down and mostly gone when the road was widened. William wondered if it happened when there was work happening in the State Forest about 10 years. Peter commented that it would hard to identify who did it. It was suggested to reach out to Ross Page of VAST about whether it occurred during snowmobile trail work. Alfred asked about timing and expressed his frustration with the current highway policy because this is a case where work in the right-of-way work may not been documented and discussed sufficiently. Because there is not enough documentation, he felt it was unfortunate that they are unable to do anything to support Harris. Ross Page arrived, so Alfred asked him if he could recall any work done up there that could have

impacted a stone wall. He could not recall. Further discussion of location and history of the wall.

- ii. Rake Factory Rd – Ross Page has done some brush cutting for the snow mobile trail. Jeremy received phone calls asking about it. Ross confirmed they are rerouting the snowmobile trail down Rake Factory Rd. Jeremy confirmed that class 4 roads can be used by snowmobiles. Jeremy OK with it since it's on Ross's own time and dime, but expressed his concern for it being neater and some dangerous sticks left behind. Jeremy noted that if a resident plows, the snow machines will need to go over the dirt.
- iii. Alfred commented Jerry Knowlton let him know that the class 4 near his property had been hit hard and needs some work. Not urgent.

5. Town Clerk/Treasurer Update – email from Rebecca Washington

- a. The Energy Committee would like an official town email address. Before setting that up, she wanted to get approval for that ongoing expense. It's \$8.40 per month.

- i. **Peter moved to approve the Energy Committee getting a town email, seconded by William, all in favor, so moved.**

- b. She spoke with Vermont Emergency Management about the phase 1 site assessments for the buyout properties. DEC didn't see any red flags in the report and VEM wants to know if they can move ahead toward the closings.

- i. **Peter moved to move ahead toward closing, seconded by William, all in favor, so moved.**

- c. Rebecca requested the board start thinking about scheduling a budget meeting, either later this month or early next month. She'll reach out to all of the department heads to get their budget numbers for next year and have those put in a preliminary draft. Board members tentatively scheduled for Nov 24th, at 4:00pm at Town Offices.

6. Town Hall Renovation – Rusty Barber

- a. Budget – additional costs
 - i. Excavation work – more work than anticipated
 - ii. Bringing gym up to code – fire alarm system \$2300 higher than estimated. Boiler safety modifications are \$3500. Peter asked about the recent work done by Andy Tomlinson, and why it was not done. Rusty noted that it's possible the work meets code, but does not meet the insurance requirements.
 - iii. VHV price was lowered by \$6800
 - iv. Paying architect estimate is \$8000

- v. We are \$25,000 over budget – need to either come up with more money or cut parts of the project. Rusty suggested the front entry piece. Peter felt this section needs to stay. Alfred said they could look at the budget, since the work would go into next year. There is a possibility of a matching grant.
- 7. Cemetery Deed
 - a. **William moved to approved the cemetery deed, seconded by Peter, all in favor, so moved.**
- 8. Gym cleaner
 - a. William and Alfred met with a potential cleaner, Dylan McTigue who proposed \$200 per cleaning, twice a month as a contractor. Alfred also met with Robert Ruffner who proposed \$200 a month, but not specifically twice a month, and as a town employee.
 - i. **Peter moved to hire Robert Ruffner to clean the gym, seconded by William, all in favor so moved.**
- 9. Open Meeting Law discussion
 - a. A Zoom link issue during DRB meeting and Zoom link issue for Planning Commission. Peter commented his frustration. Alfred noted that it's State law now. Discussion about how not enough people know how to use the technology well enough. Rebecca found some training available. Peter wants to look to an alternative for being in compliance if there is a technology issues. Discussion about trainings and making sure there are simple instructions available. Bob Hansen asked about the Selectboard Clerk. Bob Hansen explained the situation with the DRB meeting. Party John Campbell withdrew his application. Party Aaron Morton appealed the withdrawal. The DRB has no jurisdiction over a withdrawn application, nor does the Selectboard. The issue is now only a property dispute between neighboring property owners. The appeal is not in compliance with the DRB bylaws, and there is no jurisdiction to oversee the appeal, as it is home occupation rather than light industry. Agreement that the town should not discourage small home businesses. Bob also mentioned the Nan Woods property was purchased by a resort, so they reached out to him. He was concerned about the permits for all the structures on the premise. Peter noted that the building have been there a long time. The change of use could impact the permits. Bob clarified that the DRB open meeting law inquiry was resolved.
- 10. Public comment – none
- 11. Approve minutes
 - a. **Peter moved to approve minutes from Wednesday, October 15, 2025, seconded by William, all in favor, so moved.**
- 12. Review and approve bills
 - a. **William moved to approve bills as presented, seconded Peter.**
 - b. Eric Page has completed the transfer station work.

13. Review correspondence

- a. Information request from John Reiss
- b. Email from Cynther Green expressing concern about the safety of trick-or-treaters at night in the rain. Alfred noted that while it's mostly a PTF concern, he felt the town might be able to help out with some precautions next year. Peter suggested some reflective signs.
- c. Janice Nunn – concerned about people talking about her property. Requesting an apology from Alfred for not handling the situation properly, which he declined, because he felt he did handle it properly.
- d. Diana Senturia on behalf of PCH – asking about easement language.
- e. Julie Evans of Northern Forest Center has invited select boards and tree wardens to an informative meeting on town forests on November 17th at 5:00pm. Alfred plans to attend.
- f. Correspondence making Selectboard aware of an easement between GMP and the Church for the upgrade service for the town office needs to be done.

14. William moved to adjourn at 08:16pm, seconded by Peter, all in favor, so moved.

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