



2014 TOWN OF FAIRFAX

**SELECTBOARD MEETING
MONDAY, JULY 21, 2014
7:00 PM**

The minutes presented below are unapproved subject to amendments at the next Selectboard meeting. Those corrections and/or additions will be written to the original minutes. If you, the viewer, wish to personally see those changes, you will need to go to the Fairfax Town Office to view those changes as written on the original paper copy.

Selectboard Members Present: Chris Santee, Vice-Chair; Randy DeVine and Peter King. Chris Santee acted as Chair in Tom Fontaine's absence.

Public Present: Sally Sweet and David Keefe.

Staff Present: Deb Woodward, TC & Treas.; Skip Taylor, Z.A.; Robin Chapman and Pat McNall, Listers; Johanna Blake, Delinquent Tax Collector; Katrina Antonovich, Rec. Director; Stacy Wells, Adm. Asst. and LCATV videotaping.

Call to Order: Chris called the meeting to order at 7:00 pm.

Deviation of Agenda: Katrina Antonovich, regularly scheduled at 8:10 pm. Katrina asked to be seen early due to a scheduling conflict. She is here this evening to discuss a change in her work schedule beginning August 3, 2014 through October 18th. A letter was handed out dated July 20, 2014 outlining her plans. The Board did not feel there was a need for a motion.

Minutes July 7, 2014: The minutes were tabled as there wasn't a quorum. The last name of a person from those minutes was misspelled which was corrected.

Orders & Payroll: Peter reviewed the O&P. He had a couple of concerns regarding the recreation department bills which did not have invoices. He talked to Deb Woodward, Town Clerk & Treasurer as well as the Rec. Director. Katrina, Rec. Dir. told him that its people they had used in the past and he allowed the bills to go through. Peter had another concern with making sure that items come out of the right line item on a budget as well as having a current budget present when doing the O&P's.

Public Comment/Correspondence: Sally Sweet is here with a safety concern with coming off from Sweet-Slattery Road onto Wilkins Road. There isn't a yield sign or a stop sign. She feels that there should be some sort of signage there. Stacy will notify D. Jay, Road Foreman.

7.21.14 Minutes Cont.

David Keefe is here to discuss the old town office. He sent a note earlier telling of plans to move the building across the street to property owned by the family. He's asking the Board to consider allowing the sewer rights from the old town office to transfer to the new location. Randy, Water Superintendent, weighed in on the matter as well as the unavailability of water. Peter asked what the Board would be opening themselves up to. Skip Taylor, Z.A. stated that the Keefe's would be subdividing their property and, as a prerequisite, the subdivision would need to be approved by the DRB.

*Peter made a motion stating that given the historical value and that it's being moved across the street, it's going to increase the value of the property and generate revenue for the town; and, even though there will be some modification to the building, it will still look the same, he's willing to make a motion given all those factors, that we give the sewer allocation to them. It's for the betterment of the building. The motion was seconded by Randy. The motion carried with a vote of 3-0.

This is a very rare case due to the historical value of the building and that another building will not be erected on this piece of property.

(Please see Other Business #1.)

Skip Taylor, Z.A. Skip handed out his activity report from April 7, 2014 through July 21, 2014. The Board took this time to review the report. A discussion ensued regarding "Item 3" involving property located at ML0041. Previously, a refund check of \$153.81 was sent to the resident for a project he withdrew with the DRB. He returned the \$153.81 to the town requesting an additional refund of \$54.00. There was no motion brought forth to grant an additional refund. The initial check will be returned to the resident.

"Item 4" proposed amendments to the Zoning Bylaws. The PC is waiting for feedback from the SB. No action was taken on this and will table discussion until the next meeting. The PC meets again on August 5th, at which time we will have feedback for them.

Town website: The open meeting law requires that we use the website for a variety of things meetings, agendas etc. Skip felt it might be beneficial for a mailing to the residents of the website and new email addresses. No action will be taken at this time.

Open Meeting Law: There's a meeting with Attorney Monaghan at the Swanton Municipal Complex Wednesday, July 30 at 6:30 pm to discuss the new laws. Stacy will be attending the meeting as well as Jackie Marshall from the Zoning Department.

Robin Chapman and Pat McNall, Listers/Johanna Blake, Delinquent Tax Collector

They are here this evening to discuss making an adjustment to a homestead declaration for MI0018. They were declared non-residential and should be residential which equates a different tax rate. The state was contacted and the Lister's were advised to treat it as an adjustment and not abatement. *Peter motioned to adjust the tax bill \$293,087.00 and an interest adjustment of \$35.28 and a collector's fee adjustment of \$23.51. Randy seconded the motion. The motion carried with a vote of 3-0.

7.21.14 Minutes Cont.

Another issue, tabled from the meeting of 7.7.14, is to discuss correcting errors on the 2014 Grand List for values on properties MA1140A and PW0007B&C. *Peter made the motion to accept both of the changes as specified in the letter; Randy seconded the motion. The motion carried with all in favor 3-0. The Board asked the Lister's that in the future to have separate letters for each correction. The three Board members signed the letter.

Other Business:

1. NWRP Commission Energy Committee: David Keefe and Mike Raley were nominated by the Board to represent Fairfax at the Northwest Regional Planning Commission Energy Committee.

*Peter made the motion to accept David Keefe and Mike Raley to the NWRP Energy Committee; Randy seconded the motion. The motion carried with a vote of 3-0.

2. Tax Rate: Deb Woodward, TC & Treasurer, is here this evening to present the new tax rate. Deb went through her calculations with the Board and will return on August 4th for the Board's approval of the rate. The first interest payment for the new town office is due in August. The monies for this (\$17,666.10) will be taken out of impact fee money. Therefore, the new town office will not be part of the tax rate for this year.

Deb hasn't received a certificate of insurance from Curtis Lumber. She will hold onto payment to them until the certificate is received. (This was for wood delivered for the construction of the pavilion building at the rec. field.

3. Access Permit Application, Sunset View Estates, on Toof Road, owned by Cheryl Lupien: The Board reviewed the application as well as the Road Foreman's comments.

*Randy made the motion to accept the application for Sunset View Estates, LLC; Peter seconded the motion. The motion carried with a vote of 3-0.

4. Sewer Allocation Application, Paige Estates, tabled from the 7.7.14 SB meeting, for further discussion. The sewer allocation application had expired for which they reapplied and allocations are available.

*Peter made a motion to approve the application seconded by Randy. The motion carried with a vote of 3-0.

5. Utility Reports: There are two months of sludge reports as well as a Vermont Residuals Management Quarterly report for review. Chris signed the reports on behalf of the Board.

6. Town Moderator - Tabled until all members are present.

7. Orders and Payroll schedule as follows: July 28th - Randy; August 4th - Chris and August 11th - Peter.

8. Peter has been working on a "Road Closure Ordinance". He will have a draft ready for the Board members to review at the 8.4.14 meeting.

Adjourn:

*Randy made the motion to adjourn the meeting at 8:26 pm. seconded by Peter. The motion was unanimous with a vote of 3-0.

The next Selectboard meeting will be held on Monday, August 4th at 7 pm.

The minutes were respectfully submitted by Stacy Wells, Adm. Asst. to the Selectboard.

Chris Santee, Vice-Chair Selectboard
CS/sw