

## **Dorset Selectboard**

### **Meeting Minutes**

**February 21, 2023**

Members Present: Megan Thorn, Henry Chandler, Jim Salsgiver, Liz Ruffa, Frank Parent

Others Present: Rob Gaiotti, Scott Grim-Lyon, Jonathan Cooper, Darren Hadlock, Hal Coolidge, Howard Coolidge, Lynn Coolidge, Ellen Maloney, Gay Squire, Nancy Faesy, Scott Thompson, David McEneny

Megan Thorn called the meeting to order at 7:01pm

#### **January Minutes:**

Jim Salsgiver moved and Henry Chandler seconded to approve the January minutes, motion passed 4-0.

#### **Public Comment:**

None

#### **Housing Needs Assessment Presentation – BCRC:**

Jonathan Cooper and Scott Grim-Lyon were present to give an update about the housing needs assessment that is being prepared by the BCRC. A brief power point presentation was given stating a host of demographic and statistical data that relates to the home ownership market in Dorset. Items of note were 74% of Dorset homes are 2 persons or less, 42% of Dorset homeowners pay 30% or more of their income on housing (30% or less is considered fiscally safe). Discussion ensued about age of housing stock and possible partnership options for communities to bring new housing units online. Discussion ensued about a focus on the “missing middle”, those with incomes above \$120,000 but not high enough to generally mortgage a property in Dorset. It was noted that working couples with teachers and nurses fall into this category. A list of possible partners was shared. BCRC has polled Dorset employers to better understand the impacts that the housing market is having on employment. BCRC will follow up with the completed report after receiving feedback at this meeting.

#### **Coolidge Lane (Continued):**

The Selectboard members had all individually viewed Coolidge Lane prior to the February meeting. It was the consensus of the Board that the request to discontinue Coolidge Lane did not meet the benchmark given by attorney Barlow at the previous meeting, the board took no action. Darren Hadlock questioned the status of being both a public right of way that the Town won't maintain. Discussion ensued about the legal trail status and the general condition of the legal trail portion of the road. Darren

Hadlock continued to voice concerns for the condition of the road. Discussion ensued about the limited options for improvements. It was the consensus of the Board to allow the Town Manager to work with property owners on the road to see if the Town could assist with improvements to the legal trail portion of the road.

#### **New Town Office Update: Maclay Contract:**

Rob Gaiotti presented an update about the status and timeline for the new town office construction at Raptor Lane. The timeline for permits is spring/summer 2023 with bidding in the fall/ early winter, and construction start 2024 (most likely). He reviewed the updated cost estimate as shown in the Maclay Architects contract. Frank Parent wanted to make it known that he had previously worked with Naylor & Breen, but didn't have any current conflicts of issues. Henry Chandler moved and Jim Salsgiver seconded to approve the Maclay contract, motion passed 4-0.

#### **Manager's Report & Finance:**

Rob Gaiotti gave the monthly updates about TM activities and the financials for the previous month.

Henry Chandler moved and Jim Salsgiver seconded to approve the Finance Report, motion passed 4-0.

#### **Old Business 2-21-23**

##### **New Town Office/ Maclay Contract:**

Maclay has worked with Naylor & Breen to hone in the SD estimate and prepare an agreement for construction design and the construction process (attached). Permitting will take place in April-June; Design April-August; Bidding/Pricing Sept-Dec; Site Work possibly by winter 2023 with building starting in spring of 2024.

This was the timeline that Naylor & Breen thought would be the most conducive to keeping costs down. The SD estimate is \$3.8 million with \$270k in contingency. This falls within the parameters of what we discussed last fall. Looking for approval of the Maclay contract so they can begin CD process.

##### **East Dorset Village (No Change):**

Still waiting to hear from the State on green space. Hoping weather will change soon so that we can install the new village ice rink at the fire station.

##### **Read Farm Lane**

Working with the Rivers program to see about winter time work, as Daniels Construction feels they can address any concerns that F&W has with sediment movement. Hopefully this means work will happen soon.

##### **Raptor Lane**

Rachel continues to improve signage and access for Town Forest. We included an advisory

article for Town meeting relative to housing at Raptor Lane to put feelers out there. We recently met with NATs to discuss signage and operations on the trails.

**Broadband (No Change):**

Our CUD has received their \$9million grant and will continue to move forward with Consolidated to have fiber to every home in Dorset by the end of 2023.

**Legal Trail 6 (no change)**

Tread Lightly! Has documented lots of ATV use on the legal trail, some users have been covering up the cameras and cutting trees to access the road on their ATVs.

**Coolidge Lane:**

Received an email from Darren Hadlock on 2/16 to come view the condition of the legal trail portion of Coolidge Lane. Photos are below. Emergency access could potentially utilize the Wight's driveway to avoid the worst muddy spots. My understanding is that neighbors will attend the meeting to continue the discussion with the board.



**Route 30 Village Concerns:**

Cpl. Jason Thomas is now on Dorset Patrol and has focused on speed control in the Villages. We have had some good feedback about cars on Route 30 driving slower. This will be a focus for the spring/summer.

**Liquor Licenses:**

Henry Chandler moved and Jim Salsgiver seconded to recess the Selectboard Meeting and enter the Liquor Control Board, motion passed 4-0.

Henry Chandler moved and Liz Ruffa seconded to approve the 2023 Liquor Licenses for:

- HITS Horseshows
- Jiffy Mart

Jim Salsgiver moved and Henry Chandler seconded to re-enter the regular meeting, motion passed 4-0.

**Other Business:**

Jim Salsgiver gave a brief overview of the status of a current piece of legislation that would threaten school choice in Vermont. He noted that the community should express their concerns to our legislators.

Respectfully Submitted,

Rob Gaiotti

Town Manager