

Town of Dorset, Vermont



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=====*Chartered 1761*=====

Meeting Minutes Dorset Selectboard September 19, 2023

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

Others Present: Kate Levine (GNAT), Rob Gaiotti (Town Manager), Gay Squire

Henry Chandler called the meeting to order at 7:00pm

Approve Minutes:

Jim Salsgiver moved and Henry Chandler seconded to approve the August 22nd meeting minutes with corrections to the attendance list and the edit to the agenda, items that actually happened at the July meeting, motion passed 4-0.

Public Comment:

None

Bylaw Update:

The Zoning Bylaw approved at the 8/22 meeting became law on 9/12. After the 8/22 meeting there was some discussion about the main zoning map and the RRP zone in the Danby Mountain Road Area. The intent of the Board is to amend the RRP zone in this area, pushing it above 1,600' elevation because there are 7 lots that have permits to develop that would not be able to build due to the map. The Planning Commission will work with Brandy Saxton to update the map and start the hearing process. It should reach the Selectboard by sometime in the late fall or early winter.

Voter Appropriations:

A discussion ensued about the voter approved non-profit process. The Board reviewed the pros and cons of floor voting vs. Australian ballot. The Board discussed requiring non-profit organizations requesting more than \$2,500 to petition annually as is required by Statute. No action taken.

Housing Task Force Discussion:

Rob Gaiotti presented a memo on the creation of the housing task force, including a list of candidates. Liz Ruffa noted that she and Henry Chandler were happy to serve on the group. The next couple of months they envisioned creating the group of people and developing the mission or scope for the group. Henry Chandler noted that the mission should be to find solutions to the unavailability of

housing for families making \$75,000 to \$125,000 annually. Additional discussion was had about retiree housing, diversifying the housing stock. Henry Chandler noted that the Equinox on the Battenkill development was a good example to review. Jim Salsgiver agreed that the focus of the group should be on housing for families with children and those working as teachers, and public safety employees. Henry, Liz and Rob will work to get a list of names and work through interviews in the coming months to make a recommendation to the Board.

Old Business 9-19-23

New Town Office (No Change):

We received permit approval from the Planning Commission on 7/11. We still need stormwater and w/ww permits then can begin the bid packaging process once design is done. Hope to know more soon.

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.

Read Farm Lane

EWP reimbursement has been submitted, should get around \$35,000 back. Project ended up costing \$57,000 total (with additional work added to increase the amount of material removed).

FEMA has been sent our updated Chantecleer information and we await a decision. The State has said that at minimum they would use funds to make whole the sale price of \$1.2 million and possibly add in some of the business value (\$287,000).

Broadband:

The buildout in Dorset is reaching it's end and in certain parts of Town fidium is currently offering service to parts of Town.

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:

Work taking place week of 9/11 and 9/18.

Route 30 Village Concerns:

We plan to add 2 weekend shifts on top of the 40 hours of regular coverage as a response to some recent break ins and complaints about speeding.

September 19, 2023 Finance Report:

Delinquent Taxes:

\$123,689 as of 9/14/23, last year \$157,225

FY24:

We are 17% expended at the 20% mark in the fiscal year. Still early in the expense side of the year. Monthly expense like payroll, utilities etc.

Coolidge Lane materials purchased recently, materials around \$12,000 so far.

Taxes collected on Sept. 12th, came in at a normal pace, with a lot of online payments.

Sinking Fund Balances:

ARPA: \$436,500

Reappraisal: \$195,044

Equipment: \$195,829

Highway Paving: \$158,946

Unemployment: \$50,882

Land Records: \$30,533

Town Buildings: \$11,383

Highway Bridges: \$11,641

Debt: Equipment Loan: \$26,190 2021 Town Office Bond: \$0 of \$3,600,000 (current bond rate around: 3.97%)

Assets: 10 acres Upper Hollow Road / 308 acres Raptor Lane

*Deficit in the paving fund is due to 2022 project pricing for Paul's Way & Danby Mtn. This is resolved with the FY24 paving budget line item.

Town Manager's Report 9-19-23

Highway:

- Tree work
- Started working on Coolidge Lane on 9/11, should take about 1-2 weeks. All owners on Coolidge signed our MOU which allows them to cover up to \$8,000 in costs and allows the Town to add it to the tax bill if needed.
- Equipment maintenance

Misc.:

- DFD project continues to move along well. A large milestone was hit on 9/14 when the Route 30 north section was brought online. The leakage rate has very slowly been trending downward. The construction project is around 30% complete. DFD is also around 60% complete with main line replacement design. If the current project has budgetary capacity it's possible that some main lines could be replaced next spring if the State allows for it.
- PACIF Board Meetings
- Bylaw review and map amendment coordination with ZA and Brandy.
- Planning continues for the Route 30 pathway, should have updated timeline on report to be given to the SB soon.
- Beginning of the reappraisal will be delayed for a short period while NEMC finishes other towns.

- FEMA reimbursement work.
- Housing Task Force creation discussions and background work.
- Multiple calls and meetings with VEM related to the Chantecleer buyout.

Jim Salsgiver moved and Henry Chandler seconded to adjourn the meeting at 8:15pm, motion passed 4-0.

Respectfully Submitted,

Rob Gaiotti, Town Manager