

Minutes of Select Board Meeting
August 11, 2014

Select Board members in attendance: Ron Tallman, George Wild

Staff in attendance: Lee Youngman

Other attendees: Dan Richardson, Tom Peairs, Bob Richardson, Tom Seerveld, Clark Agnew, Art McNeil, John McNeil

Board Chair Ron Tallman called the meeting to order at 6:05 pm.

On a motion made by George, the minutes of the 7/14 select board meeting, the 7/14 Public Hearing, and the 7/21 BCA meeting were approved.

Lee handed out a copy of a proposed letter to Orange property owners whose property is in the flood plain. The purpose of the letter is to inform property owners about need for permit if they are building, to be in compliance with new inundation by-law passed at the July 14 meeting. Tom Peairs asked to have the letter reviewed by Sacha Pealer at the Agency of Natural Resources.

At 6:10 pm, George made a motion to move into executive session to discuss the cell tower proposal. At 7:08 pm, George made a motion to move out of executive session.

Clark Agnew and Tom Seerveld met with the board to discuss repairs to stones at the Orange Center Cemetery. Clark explained that Jay Ransom can pick up and re-set some of the smaller stones, as long as they are intact, but the broken stones need repair. Board members agreed that we need to fix the stones to the best of our ability. Tom and Clark will follow up on a referral made by Dennis Beaudoin, and will come to the next meeting with proposals for the select board to review. Clark also reported that Jay Ransom has done a good job reclaiming the grounds of the Peake Cemetery at the end of Fish Pond Rd. The cemetery commissioners expressed a desire to get the repair work done as soon as possible.

We tabled lister discussion about errors and omissions until John McNeil was present.

The board opened the two bids received for town hall and town clerk's office repairs. Ron wanted to make sure that both parties were aware of the extra work uncovered during Bob Richardson's review of the project. The bids were:

Bob Richardson:	\$15,500
Split Rock Construction :	\$14,000

George asked for new bids without the stage floor. The board would like to see them by the end of the week, and have authorized Kathie to open them and email the board with new numbers. The board will decide on the bid after reviewing those new numbers. Until new numbers are received, no further action will be taken. George wants to budget for the stage separately for next year.

On a motion made by George, the board approved the Capital Equipment Note refunding note for the 2013 Freightliner.

On a motion made by Ron, the board approved the Washington Electric Permits to extend power up Cramp Road.

John McNeil and Art McNeil came to present errors and omissions to the board for approval.

PATRICK O'MEARA AND DARREN O'MEARA: in 2013, Darren transferred land to Patrick, and Rita created manual bills for them. The transfer was inadvertently made on the entire parcel, and Darren got the full bill. Patrick did not get a bill at all. The question was whether to simply split the tax bill we sent to Darren, or to correct it so that each is taxed at the value of a building lot, excess acreage and house. The board authorized the listers to tax each at full value, and allow them time to grieve if necessary.

COMSTOCK: The board approved reduction in assessment from \$106,600 to \$57,100.00.

MORRIS: The listers explained that the town has been over-taxing Steve Morris for several years. Years ago, he had his land surveyed for the purposes of identifying lots he could later split out for his children. He never did anything about subdivision, but was taxed for extra building lots. John McNeil discovered the mistake when he was adjusting value after Steve parceled off land to his son. After consulting with the state, John proposed that we abate Steve the last three years of over-taxation over the next three years. The board approved that solution. Art McNeil asked that a copy of the approved minutes be put in Steve Morris's lister file.

VT TRANSCO: A representative from VT TRANSCO called to inquire about a transcription error between the Notice of change in value letter they received, and the value shown on the tax bill. Upon examination of both documents, John concludes that the VT TRANSCO employee misread the bill. He will call her to clarify.

HUNT: A building lot had been subdivided out by Travis Hunt's father years ago, but then Travis bought the entire parcel. The two lots are now re-merged. The board approved that merger.

TATRO: Ashley Tatro bought land last year, and put up a mobile home in 2013. She did not receive her homestead value in time to file the Homestead Declaration form with the State on time. She will incur a modest penalty for late filing. The board agreed to pay the penalty when it is assessed. John estimates that the penalty will be less than \$50.00.

Lee reported that she did not have time to get the "Merci Train" lithograph appraised since the last meeting. Ron said that he has no problem with the town sending it to the Vermont Veteran's Museum as long as the town retains ownership of the piece. Lee will follow up with the museum.

George reported that they are still trying to find a solution to the George St dry hydrant problem. There is no place to put it near the new bridge. Mike Stone has offered to locate it on his land, and do the excavation work. Someone else will have to lay the pipes. George will follow up with Dustin. We have a \$4000 grant to do this work.

Manning Road Bridge: No further news to report.

Ron talked about the next steps for the cell tower proposal. On the advice of the town attorney, he wants to have it on the agenda for public comment at the next select board meeting instead of warning a public hearing. The purpose of the meeting will be only to solicit the town's appetite for a cell tower. It will not be a discussion about contracts or detailed proposal. The select board will take those public comments into consideration when considering their next steps. He asked Lee to put an ad in the paper and notice it on Front Porch Forum and the town's website. George asked Kathie to find out who owns the road up to the town forest. He thinks that George Chandler may own the road.

With no further business to discuss, the meeting adjourned at 8:50 pm.

Attest:

Lee Youngman, Assistant Town Clerk