

DRAFT

MINUTES – REGULAR SELECTBOARD MEETING TOWN OF BARNET, VERMONT MONDAY, OCTOBER 23, 2017

Meeting convened at 7:00 p.m. in the conference room of the Barnet Town Clerk's Office.

Board members present: Jeremy Roberts, Gary Bunnell, and Dylan Ford

Others present: Town Clerk Benjamin Heisholt, Zoning Administrative Officer Shirley Warden, Bruce Denio, Melvin Hale, David Kristoff, Eileen Kristoff, Christopher Lord, Paul Robotham, and Shane Stevenson.

1. Consideration of approval of minutes of regular meeting held October 9, 2017

Mr. Bunnell moved to approve as presented the minutes of the regular meeting held October 9, 2017. Seconded by Ms. Ford and approved by voice vote.

2. Public comment opportunity on request from CapIron, Inc. and affiliate Gardner Mountain Solar, LLC regarding Town support of solar project on Denio Road

Christopher Lord of CapIron, Inc. reviewed the project, per the discussion at the September 11, 2017 Board meeting. Prior to this meeting, Mr. Lord, with assistance from Mr. Heisholt, sent notices of the public comment opportunity at this meeting to owners of land abutting Mr. Denio's property. Mr. Lord also addressed the Board's questions about real estate taxes, raised at the September 11, 2017 Board meeting. He indicated that there are two aspects of the property tax assessment with regard to solar projects of this variety. The first is a flat annual payment to the Vermont Education Fund based on the Certificate of Public Good, the annual amount of \$4,000 per megawatt of production. The second aspect is an annual payment based on revenue made to the Town for town and education tax. This payment is harder to predict, but will likely be in the approximate annual range of \$30,000 to \$40,000. Mr. Lord responded to a number of questions from the Board and abutters, as summarized below:

- Mr. Roberts asked about the status of the subject parcel in the Vermont Use Value Appraisal program.
 - Mr. Lord responded: The land used for the solar project will be withdrawn from the Vermont Use Value Appraisal program, with any applicable penalties paid.
- Mr. Lord stated that there is a statutory process for decommissioning the project. The solar panels have a lifespan of 35 to 40 years; the contract will likely be for 25 years. CapIron is required to put funds for decommissioning in escrow with the State of Vermont.
- David Kristoff asked about access to the project.
 - Mr. Lord responded: CapIron is contemplating whether to use Tower Road or Mr. Denio's private road for access. Either would need improvement to be adequate for the project. The actual construction process will take four or five months; only five days to three weeks of this period will involve heavy trucks delivering panels to the site. After construction, relatively little access is required.
- Mr. Lord stated that the earliest date for completion of the project would be December 2018; a more likely completion date is December 2019.
- Ms. Ford asked if Mr. Lord or Mr. Denio have received any negative response to the project from abutters.
 - Mr. Lord responded: No negative response has been received, but there has been little response at all.
- Melvin Hale asked if a fence will be installed around the perimeter of the project.

- Mr. Lord responded: There will probably be a fence, but its exact specifications are unknown at this time.
- Melvin Hale asked if the project will generate any noise.
 - Mr. Lord responded: No, once construction is complete, the project itself will not generate any noise.

The Board agreed that because abutting landowners have not voiced objection to the project, and because lines of sight to the project from Barnet locations seem minimal, they do not object to the project.

- Ms. Ford moved to accept the proposal of CapIron, Inc. Seconded by Mr. Bunnell and approved by voice vote. Mr. Roberts signed the memorandum of understanding.

3. Appearance by Road Foreman Mark Chase regarding Highway Department matters

Mr. Chase did not appear at this meeting.

4. Consideration of update on recent Dam Committee activities

Ms. Ford provided the Board with an update of recent Dam Committee activities. A brief summary of this discussion follows.

- The Committee approved a Request for Proposals (RFP) for the grant project, as discussed at previous meetings. This RFP was then mailed to the selected contractors.
- The RFP circulated among other stakeholders, and generated some concern among Lake Harvey Association members.
- Ms. Ford has responded to numerous emails from concerned property owners and has communicated extensively with Ron Rhoades, Vermont Department of Environmental Conservation, and Robert Desrochers. She is confident that the RFP is in accord with the Town's aims for the project, and that the concerns raised can be adequately addressed without revision of the RFP.
- A meeting of the Dam Committee to discuss concerns and other matters is scheduled for October 25, 2017 at the Barnet Public Library.

5. Consideration of appointment to Building Committee

Ms. Ford indicated that the Building Committee has recommended that the Selectboard appoint Norman Stevenson to the Building Committee. Mr. Stevenson is a Barnet resident, and a Trustee of the McIndoe Falls Academy. Discussion ensued.

- Mr. Roberts moved to appoint Norman Stevenson to the Building Committee. Seconded by Mr. Bunnell and approved by voice vote.

6. Consideration of repairs to roof of Town Hall

Ms. Ford reported that two leaks in the roof of the Town Hall have been repaired by local contractor Charles Somers. Discussion ensued.

7. Consideration of animal control complaint of resident Shirley Warden

The Board reviewed an animal control complaint form submitted by Ms. Warden on October 16, 2017. The form describes several incidents occurring from October 2, 2017 to October 16, 2017. Two dogs, which Ms. Warden believes to be owned by Brent and January O'Donnell of Warden Road, have appeared on Ms. Warden's property on several occasions, sometimes presenting threatening behavior. Ms. Warden appeared at this meeting to address this concern. Discussion ensued.

- The Board agreed to instruct Constable David Stevenson to investigate this matter.

8. Consideration of insurance claim based on complaint from resident Raymond Peterson regarding pot hole on West Main Street

The Board reviewed new correspondence regarding this claim, which has been discussed at the prior two Board meetings. The Town's insurance carrier, Vermont League of Cities Towns Property and Casualty Intermunicipal Fund (PACIF), sent an email with attached letter indicating that PACIF has completed its investigation and found that no liability rest with the Town. Discussion ensued.

- Ms. Ford moved to not reimburse Mr. Peterson for damages to his vehicles as described in the claim.

9. Consideration of correspondence from Northeastern Vermont Development Association regarding Local Emergency Operations Plan

Ms. Ford discussed her progress in the required online ICS course. She indicated that she has completed the course with the exception of the final exam.

10. Correspondence from Vermont Department of Health regarding appointment of Deputy Health Officer

The Board reviewed a letter indicating that, per the Board's recommendation, the Department of Health has appointed Maurice Roberts as Deputy Health Officer for a three-year term starting October 1, 2017.

11. Other business

No other business was discussed.

12. Outstanding check warrants

The Board reviewed and approved all outstanding check warrants.

13. Adjournment

Ms. Ford moved to adjourn the meeting. Seconded by Mr. Bunnell and approved by voice vote. Meeting adjourned at 8:26 p.m.

A true copy.

Attest: _____ Town Clerk