

**SELECTBOARD MEETING**  
**April 16, 2009**

Present:	John Quinn Robert Bancroft	Nanette Rogers Melissa Manka
Guests:	Lynn & Dave Gauthier Maurice Rathbun Kate Petretti	Paul Birnholz Jason Hoover Seth Jensen

The meeting was called to order by John Quinn at 7:05 p.m.

**TOWN CENTER DISTRICT REGULATION LANGUAGE**

Melissa explained that in 1995 the Town Center District was expanded to what it is today. The purpose was to include the post office and school. Any kind of development is permitted in the Town Center District. Based on survey results and the 2004 Town Plan the Planning Commission has proposed reducing the district to its pre-1995 boundaries. The Planning Commission opted for three transitional rings to regulate density and uses. The center ring requires a .5 acre minimum lot size and allows high traffic volume uses, the middle ring requires a .5 acre minimum lot size with low traffic volume uses. The outside ring requires a 3 acre minimum lot size and is allows residential uses and home businesses, such as childcare.

John advised that the feedback received by the Selectboard has not been positive with regard to the change of 1 acre to 3 acre minimum lot size. He suggested that the outside ring be reduced to 1 acre with restrictive language.

Jason explained that the Planning Commission is trying to encourage cluster development without creating small villages that would not be connected to the Town Center District. He explained that the Commission felt that higher density should occur in the town center with density decreasing as you exit the center.

Dave and Lynn Gauthier feel the current zoning is adequate. They don't see the need to have part of what is currently the Town Center be increased to 3 acre zoning. Paul Birnholz stated that there is limited space in the Town Center for development. He feels that the boundaries for the proposed district were made in a subjective manner.

Jason explained that 75% of planning is subjective and that planning changes as the town grows and changes. The Planning Commission tried to set the stage of how people want the town to grow.

Seth added that the proposed language allows for multiple uses within a principal structure; the current regulations allow only one principal use on a lot. The change would allow a store with apartments above whereas in the current regulations do not.

John and Bob would like to see a Water Resource Overlay and soils map to see how much of the district would be affected by the restrictions of these resources for the May 14<sup>th</sup> meeting. They proposed to amend the language to reduce the proposed 3 acre zoning to 1 acre with restrictive language on uses that would maintain a rural characterization of the area.

### **WATER RESOURCE OVERLAY (WRO) DISTRICT LANGUAGE**

Melissa advised that a “best fix” for a failed wastewater system that involves the WRO would require a variance. The Board does not want to impede existing owners in this situation; they feel it will create bigger problems because owners will let the problem go until forced to address it. The language was amended to allow this use in the WRO. The Town will rely on the State to make good decisions when wastewater system applications are submitted that involve the WRO.

### **ANCIENT ROADS COMMITTEE (ARC) LETTER**

Language with regard to surveyor rights has been added to the draft letter. There are potentially three ancient roads, which would involve approximately 25-30 property owners. The Board would like to see how many owners respond, if any. Unless there is a majority interest, then the Town will probably not pursue with obtaining access to the properties in question.

### **CAPITAL BUDGET**

The Board formulated a scale of high to low to prioritize items in the draft capital budget. The items were then assigned a priority. With regard to reserve funds for fire department and highway equipment, it was decided that the goal would be to have a minimum of 20% for a down payment. The Board would also like a General Reserve fund for emergencies. The threshold for items was increased to \$2,500. The Road Foreman will review the Priority Bridge and Culvert Structures.

### **SALT SHED GRANT**

Melissa has asked to have some of the language amended to tailor it to Westford. She advised that if the Town ventures beyond the feasibility study then it is committed to build the shed within 10 years or give back the grant money. In addition, even if the Town does not go beyond this point but it is determined that the building can be built on the site then the shed will still need to be built within 10 years or the money returned.

### **PASTURE MANAGEMENT WORKSHOP**

The Board approved the Winooski Natural Resource Conservation District’s request to hold a Pasture Management Workshop this summer.

### **NEWSLETTER**

The Planning Commission would like to include articles in newsletters to let residents know what the Commission is working on however they recognize that the Board reduced the printing costs for the newsletter. The Commission suggests that the Town open the newsletter up to advertisements to help with the cost of printing. The Board will take this under advisement.

### **CLIMATE CHANGE GRANT – WESTFORD LIBRARY**

Bob Bancroft made a motion to authorize the Library Trustees to apply for a Vermont Community Climate Change Grant, seconded by John Quinn. Motion passed: 2-0.

### **TOWN TRUCK BODY REPLACEMENT**

Bob Bancroft made a motion to authorize withdrawal of up to \$8,000 from the Equipment Reserve Fund for the purchase of a new dump body, seconded by John Quinn. Motion passed: 2-0.

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**EXECUTIVE SESSION**

Bob Bancroft made a motion to enter Executive Session at 9:50 p.m. to discuss a litigation matter, seconded by John Quinn. Motion passed: 2-0. People in attendance were John Quinn, Bob Bancroft, Melissa Manka and Nanette Rogers.

Bob Bancroft made a motion to exit Executive Session at 10:03 p.m., seconded by John Quinn. Motion passed: 2-0.

Bob Bancroft made a motion to retain an engineer to defend the Town's decision with regard to the Martin-Perry subdivision application, seconded by John Quinn. Motion passed: 2-0.

**ADJOURN**

Bob Bancroft made a motion to adjourn, seconded by John Quinn. Motion passed: 2-0.

The meeting adjourned at 10:04 p.m.

Respectfully Submitted,

John Quinn  
Selectboard Chair

Nanette Rogers  
Town Clerk