

## MINUTES FROM THE OCTOBER 03, 2011 SELECT BOARD MEETING

Board members present were Gene Armstrong, Dan Champney, Ron Lafreniere, and David Parot. Also present were Fire Chief Mike Gervia and Captain Jeff Garfield, road foreman Eric Andrews and excavator Bill Atwood and Town Clerk Deborah La Rivière. The meeting was called to order at 5:58pm.

Fire station Construction Manager Jeff Rand brought several bids for the Board to review. He is still seeking HVAC bids and will continue working on roofing quotes. Gene motioned: "To approve going with Air Vac for the exhaust system at a cost of \$21,286." Dan seconded. There was no further discussion. All were in favor and the motion passed. Gene motioned: "To authorize hiring East Shore Dry Wall for the insulation and the dry wall." Dan seconded. There was no further discussion. All were in favor and the motion passed.

Mike Frayser and Gary Sawyer from the Department of Forests and Parks and Billy Coster from the Vermont Housing and Conservation Board met with the Board to discuss the proposed sub-division and sale of the Preston/Lafreniere Farm. The Board expressed concerns about several issues; 1) the limitation of public use if a large portion of the land is sold to a private individual, 2) why after owning the property for over 15 years and letting the structures fall into ruin have they suddenly decided to sell them off, 3) would the Lafreniere family have the right of first refusal, 4) the proposed sub-division that seeks to sell the house, barns and 3 or 10 acres does not meet the town's existing zoning regulations, 5) what happens to the historical preservation status.

The state responded that their original wish was never to own the buildings, it was the land they were interested in. The structure would remain on the register for historic preservation. The state's interests lie in the prime agricultural land. Anyone in the Lafreniere family may bid on the property if they wish.

Sharon Murray, DRB chair, explained that that portion of land was placed in the Conservation District because the state owned and it made more sense zoning-wise. The balance of land in that area is 2 acre zoning.

The Board is also concerned with recent developments on the leased portion of the property on which structures have been built, albeit agricultural structure, but structures none the less. The intentions of the original owner when he conveyed the property was that no buildings shall be erected unless they further the use of the property. These newly constructed configurations were also built without permits being in place. With an eight year lease in place for the prime ag land, what enticements are there for someone to buy the house and barn with no prime farm land to go with it? If the property is sub-divided and sold, what guaranties are there that the new owner will follow through and complete any reconstruction on the structures?

The Board would like some input from residents on this sale. It was agreed to hold a public hearing on Monday October 17, 2011 at 7pm for that purpose.

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The Board reviewed the proposed Emergency Flood Hazard Area Regulations. David motioned: "To approve adoption of the Emergency Flood Hazard Area Regulations." Ron seconded. There was no further discussion. All were in favor and the motion passed.

Road Foreman Eric Andrews filled the Board in on the progress of the reconstruction work on Duxbury Road. More rain has caved in a culvert which should be upgraded. The Board agreed. Andrews will replace the caved culvert with a larger one. He would like to close a portion of Duxbury Road next week while they work on it for safety. Deb will stick a note in the newsletter addressing the road closed issue. The crew will be working all next week on Duxbury Road and a piece of that road will need to be repaved. Andrews has an estimate for cost of that paving at around \$20. Gene motioned: "To approve the needed paving on Duxbury Road." David seconded. There was no further discussion. All were in favor and the motion passed. Andrews reported that the grader won't shift and Hill Martin will be down to check it out.

The Board entered Executive Session at 7:45 to discuss a personnel issue and returned to the regular meeting at 8:10.

No other business needed to be brought before this Board at this time. Gene motioned to close the meeting, seconded by Dan. The meeting ended at 8:15.

Attest:

Deborah La Rivière  
Town Clerk

Minutes are unofficial until approved. These minutes were read and approved by the Bolton Select Board on October 24, 2011. \_\_\_\_\_ For the Board.