

# Town of Hinesburg Selectboard Meeting September 8th, 2014

*Draft*

Members Present: Jon Trefry, Mike Bissonette, Andrea Morgante, Tom Ayer, Phil Pouech.

Members Absent: None.

Also present: Trevor Lashua, Freeda Powers (Recording Secretary).

Public Present: John Villeux, Frank Koss, Ray Keller, Gill Coates, John Kiedaisch, Carrie Fenn, Roger Kohn, Joe Iadanza, Aaron Kimball, Mary Hurlie, George Dammeron, Chuck Reiss, Peter Erb, Alan, Marie Gardner, Catherine Goldsmith.

John T. chaired the meeting, which was called to order at 7:00 pm.

**Non Agenda Items:** There were no agenda changes. There were no public comments for non-agenda items.

**Public Hearing on proposed changes to Energy Efficiency portion of Zoning Regulations:** The Planning Commission recommends adoption of Energy Code Plus standards. Not all Select Board members are onboard with this recommendation. Joe Iadanza, Planning Commission Chairperson, was present to describe the ECP standards and the program, which offers third party verification via Efficiency VT. The program also offers higher HRS ratings and rebate incentives.

Ray Keller spoke from the audience, saying it should be known that there are no incentives through VT Gas with this program; incentives are through Efficiency VT. VT Gas does offer incentives but not with new structures.

Gill Coates spoke from the audience, asking where to find the code. The Board instructed him and the viewing audience that the code can be viewed from the town website.

Carrie Fenn spoke from the audience, saying one additional benefit of ECP is that Efficiency VT offers inspections prior to the sealing of walls which helps guarantee tight construction.

\*\*\*asked from the audience about the cost of implementing the standard proposed and asked who bears that cost. Jon T. said his understanding is that there is no additional cost adding that Efficiency VT assistance is funded through customer bills. \*\*\*\* asked if the proposed code needs to go above the state standards. Jon T. said yes. \*\*\* asked about the projected cost per sq.ft. Jon T. said the estimated cost of ECP is \$2,500 more than the state standard for a 2,000 sq.ft. home. He reminded \*\*\* however, that the program offers incentives and bonuses as well and offers an immediate year to year savings on electric/heating costs and often users see a pay-back of overall costs within 3-5yrs. \*\*\* asked if these energy standards are stable. Jon T. said the last changes were made in 2011 and said the state is moving the standards ever higher in increments. \*\*\*\* questioned the approach of going above the state

standards. Andrea M. said that the state standard is a self-certifying system with no verification. There will be no additional cost to the town with implementing ECP. \*\*\*\* said he is in favor of allowing home owners to determine the level of which to build.

Chuck Reiss spoke from the audience, also a member of the Energy Commission and a builder himself, he said he feels the estimated cost of implementing ECP for the builder/owner are high and are likely much less. The standard for ECP is not a huge jump in his view and this is a win-win with incentives, inspections and consulting appreciation.

Mike B. said he feels that there are trustworthy builders out there and there appears to be not a great deal of difference between codes. He struggles with the idea of having different standards around the state and also voiced concerns that one loses incentives when making this regulatory. He voiced his objection to telling people what to do. Maggie Gordon, member of the Planning Commission, spoke from the audience, saying builders are familiar with these differing codes, noting that Snyder Homes is implementing ECP standards in the new Green Street residential development project. Building to this standard also helps with creating affordable housing and homes will have higher values at selling time because of it. Mike B. said VLCT municipal policies talk about encouraging building codes which do not further burden municipalities.

Phil P. said he is in favor of the proposal for a number of reasons. Energy efficiency is an important and positive issue to both the individual and the community. Efficiency VT provides home owners and builders guidance and professional assistance. This is an opportunity to take advantage of a program we are all paying for.

Ray Keller said most builders construct well, but this level of extra assistance will ensure that we have good quality development.

John V. said as a town, it is critical to support energy efficiency and a lower carbon footprint. Also, he said, the financial impact of building with ECP begins from day one. Overall, he said, ECP is good for the town, the builders and the home owners. He encouraged the Board to not allow politics to get in the way. Mike B. said his issue is with making the code mandatory vs. allowing homeowners to see it as an option.

Catherine Goldsmith spoke from the audience, saying she is in favor of adopting the ECP code as the standard in Hinesburg. Utilities costs are a part of every homes budget consideration to potential consumers. She encouraged the Board to consider future home buyers and the future of housing in Hinesburg.

Peter Erb (Zoning Administrator) spoke from the audience, saying as the ZA, he is in favor of the proposal for the 3<sup>rd</sup> party verification, education and guidance offered through Efficiency VT. He has some reservations regarding the regulatory concern but overall is in favor of the proposal.

Tom A. said he only disagrees with making the code mandatory. He said there should be exceptions or the code should be an option, not regulation. He hopes staff is prepared to introduce people to these codes when they come in for permits or prepare for building. He is not in favor of the proposal.

Chuck R. said the Energy Commission is committed to the education piece.

Andrea M. said she appreciates the concerns around mandating but she is in favor of it. She said we need to do the right thing when we have the chance. This is a small thing that the Town can do.

Jon T. said he agrees with concerns with mandating. He cited the requirement for Energy Star appliances and heating equipment as specific points he is uncomfortable mandating. ECP does have valuable aspects, however, such as the education aspect, the inspections, and so on. He is in favor of the proposal.

Jon T. made a **motion to close the public hearing and continue discussions to the 10/06/14 meeting for action.** Tom A. **seconded the motion.** The Board **voted 5-0.**

**Police Station Proposal:** The Board reviewed a new proposal from Mike Bissonnette. This proposal is to relocate the memorial park and accompanying memorials to the site of the old police station. Estimated costs of this proposal would be \$78,000 (high end estimate). Mike B. said a town green is an iconic symbol of the rural character of Vermont and suggested that the space could work the memorial into a multi-use green space. The existing structure would be taken down, and the existing foundation would likely need to be re-surfaced either with gravel or poured cement.

Roger Kohn spoke from the audience, saying the presentation offered at the last Select Board meeting addressed several concerns raised in this new proposal (i.e., visibility, sound, aesthetics, central area, ). He noted that there were a lot of people present and engaged in that discussion. There is no reason the moving of the monuments should be related to the building, he said. Personally, he feels there are benefits to having the monuments where they are currently. He cited the potential tax revenue and sale value (\$125,000 for the footprint lot) and encouraged the Board to consider the possibility of the space for small businesses. He said he personally would not have been in favor of the new Police Department facility if a condition had been to tear this building down. It did not work well as a police station, he said, but it may work well in other uses.

Tom A. said he was originally in favor of selling, his concern being that the property could become a money-pit for the town.

Rolf K. said estimates for winterizing the building are about \$800. He said our zoning encourages keeping old structures.

Tom A. noted the parking at the old police station site. Rolf K. said any public park will require some parking. He said also there is adequate existing parking to accommodate a small business. Jon T. said

Conditional Use review by the DRB would also evaluate parking in site plan review. He said we need to look at all proposals for the site and evaluate when to make some decision.

Mary Hurlie spoke from the audience, asking if there is any structure in Mike B.'s proposal. Mike B. said he does not object to it but feels the lot's size is a constraint.

Frank Koss (Police Chief) spoke from the audience, saying he supports the new proposal adding he feels that the existing structure is not worth the money to maintain and winterize and restore. He said we need to put a timeline in place if we are going to sell as adjacent development is happening and a purpose for the money should also be made clear (he proposes the money be invested in Lot 1).

Peter E. spoke from the audience, advocating strongly for keeping the building at least through the winter. He encouraged the Board to consider the needs of Town Hall staff and strongly encouraged them to take their time in deciding how to proceed.

George Dammeron spoke from the audience, saying he is concerned with the building fabric loss in the village, saying it is important to use caution in tear-downs within the village. He encouraged the Board to seek ways to preserve old structures. It is unfortunate, he said, that the existing building was not maintained over the years. He said the cost of this new proposal combined with the loss in potential tax revenue and possible sale income is a significant financial opportunity not realized.

Marie Gardner (Town Appraiser and local landowner and business owner), spoke from the audience. She said from a historical perspective, there was once talk about not fixing up and using the current Town Hall building which in fact we *did* fix and use and it has since served us well for over 20 years. She agrees with the ZA that the Board needs to take their time in making this decision. She is in favor of keeping the building, not selling. She said invest the money it takes to shore it up, maintain it and get the use out of it.

Catherine G. spoke from the audience, reminding the Board to look at the whole area, to include the possibility of a new fire department facility in the future. She said the Village Steering Committee has been working on the memorial park and from her experience with that work, the likelihood of moving the monuments is low as they are buried with tons of concrete.

Jon T. thanked everyone for their input and comments.

**Silver Street Sidewalk:** With Don Weston's crew onsite, Rocky Martin has asked about building the Silver Street sidewalk spur to connect with the new "Village South" sidewalk. The cost to build the spur is \$22,685.50. The developer of the Silver Street condos put \$7,000 in escrow for this purpose and the remaining \$15,685.50 could be paid for using the sidewalk reserve funds or fund balance. Jon T. was in favor of this proposal, saying it makes sense to take advantage of the fact that the men and equipment are already onsite. Jon T. made a **motion to authorize the Town Administrator to sign an agreement with Don Weston to construct a sidewalk from the intersection of VT Rte. 116 & Silver St Condos in the amount of \$22,685.50; with \$7,000 from escrow funds and \$15,685.50 from the sidewalk reserve fund or fund balance, if necessary.** Phil P. **seconded the motion.** Andrea M. mentioned the concerns

raised by the elementary school folks regarding safety at the Silver Street & VT. Rte. 116 crossing, asking if a flashing signal light is possible across from (slightly north of) the school parking lot. She said it would be good to have an engineer consult on this. The Board **voted 4-1** with Tom A. voting Nay.

**Reserve Funds:** Trevor L. said the new format attempts to show a clearer breakdown and is hopefully more user-friendly. Phil P. said planned expenses are not shown. This means one must link back to the Capital Plan. The Board discussed Unallocated Funds and who determines the long-term intended use of those funds. Andrea M. cautioned against “pooled” unallocated funds. It was noted that leased/financed equipment is not shown. Phil P. made a **motion to accept the reserves for FY14 as presented**. Andrea M. **seconded the motion**. The Board **voted 5-0**.

**VLCT Town Fair Voting Delegate:** Each municipality can designate a voting delegate for VLCT’s Town Fair. The Fair is in Essex on 10/09/14 and focuses on discussing and adopting the Municipal Policy which in turn sets the advocacy priorities for the upcoming legislative session. Mike B. made a **motion to name Trevor Lashua as the voting delegate to represent the Town of Hinesburg at VLCT’s 2014 Town Fair**. Andrea M. **seconded the motion**. The Board **voted 5-0**.

**Emergency Operations Plan:** The fire chief, Al Barber, who doubles as the Town’s emergency management coordinator, has prepared the local emergency operations plan for Hinesburg. The Board viewed this document. The signer of this plan must complete the appropriate emergency management programming. The online course, which is free, takes about 3hrs and includes an exam. The Board agreed to wait on making a motion until all of the data on the plan was filled in. The Board discussed where the plan is kept. Andrea M. suggested it should be available online. Phil P. said it should also be found in hard copies in all of the emergency shelters.

**MTBE Settlement Agreement:** A settlement agreement has been reviewed by Bud Allen and is read for formal acceptance and signature. The gross settlement award is \$622,533.57, of which the Town will net somewhere around \$311,267. A later discussion will be needed to determine how to use the funds. Andrea M. made a **motion to accept the proposed MTBE settlement agreement as presented by Baron and Budd, and to authorize the Selectboard Chair to execute the agreement**. Tom A. **seconded the motion**. The Board **voted 5-0**.

**Winter Farmers’ Market:** The Board reviewed a request on behalf of the Lion’s Club for a vendor to offer wine samples at the upcoming winter farmers’ markets. The markets are held at Town Hall. Tom A. made a **motion to allow wine-tastings at the Hinesburg Winter Farmers’ Market on 10/18, 11/22, & 12/20/2014 in Town Hall, with final authorization granted by the Town Administrator once a vendor shows proof of neccessar state permits to be an authorized wine vendor at the farmers’ market**. Phil P. **seconded the motion**. The Board **voted 5-0**.

**Frost Beer Works:** The Board reviewed a request for a 2<sup>nd</sup> Class Liquor License for Frost Beer Works, LLC. The brewery will take up 1,200 sq. ft. in the existing site of Minuteman Press on Commerce Street. The license would cover the service of samples, and other sales (bottles, cans, growlers). Mike B. made a **motion to approve the 2<sup>nd</sup> class liquor license for Frost Beer Works, LLC, to be located at 171 Commerce Street.** Tom A. **seconded the motion.** The Board **voted 5-0.**

**Town Administrator Report:** The Board discussed a retreat date and agreed on Monday September 29<sup>th</sup> at Town Hall. Trudell Consulting Engineers will present to the Selectboard on October 6<sup>th</sup> to discuss possible safety improvements for Shelburne Falls Road. Trever had a discussion regarding street trees with Amy Bell in VTrans and it looks like the elm tree at the memorial park may get the ok. Numbers for the new Highway Garage project are encouraging. Landowners on Hayden Hill Road East have apparently been making unauthorized alterations to the Class 4 section of road; this will be looked into. The Masons have been contacted regarding cleaning up the Nursery School site.

**Selectboard Forum:** Jon T. asked about the Charlotte Road paving timeline. Trever L. said he will look into this. Phil P. said he went and took the tour of the new Police Department and encourages others to do so. The facility appears in his view to be efficient and serves the basic needs of the department. Jon T. agreed, adding that the new facility seems to have been a real morale booster, and it is clear that the officers take pride in their new space. Andrea M. also reminded everyone that there is available meeting space in that new building. Andrea M. also mentioned the nice work being done on the Silver Street rain garden.

**Minutes:** The Board did not have a copy of the draft minutes from 8/21/14.

Jon T. made a **motion to adjourn.** Phil P. **seconded the motion.** The Board **voted 5-0.** The meeting adjourned at 9:51pm.

Respectfully Submitted,  
Freedra Powers---Recording Secretary