

**Brandon Select Board Meeting  
August 27, 2018**

**NOTE: These are unapproved minutes, subject to amendment and/or approval at the subsequent board meeting.**

**Board Members In Attendance:** Doug Bailey, Seth Hopkins, Brian Coolidge, Tracy Wyman, Devon Fuller

**Others In Attendance:** Dave Atherton, Bernie Carr, Arlen Bloodworth, Dick Kirby, Mickeen Hogan, Stephanie Jerome, Patty LaDuke, Edna Sutton, Evan Johnson

**1. Call to order**

The Even Better Brandon's 13<sup>th</sup> drawing was held and Lou Vanhom won the \$50.00 in Brandon Green. Bernie Carr advised hard hats for the drawing could be purchased at the Town Office.

The meeting was called to order by Seth Hopkins at 7:04PM.

Seth Hopkins welcomed Evan Johnson, interim reporter, for The Reporter.

**a) Agenda Adoption – Motion** by Tracy Wyman/Devon Fuller to adopt the agenda, as amended. **The motion passed unanimously.**

Addition of Item 5a - Brandon Land Use Ordinance Amendments

**2. Approval of Minutes**

**a) Select Board Public Hearing Minutes (Old Basin Road) – August 13, 2018**

**Motion** by Brian Coolidge/Tracy Wyman to approve the August 13, 2018 Select Board Hearing minutes, as amended. **The motion passed unanimously with one abstention – Doug Bailey.**

Remove Doug Bailey's name from Board Members Present and add Mr. Bailey's name to Also in Attendance because he was a petitioner at this hearing, rather than a board member.

Correction to sentence: The Town is trying to control the numerous points of entry. It should read the Bailey Family, not the Town.

**b) Approval of Minutes – August 13, 2018 - Select Board Regular Meeting**

**Motion** by Devon Fuller/Tracy Wyman to approve the August 13, 2018 Select Board meeting minutes. **The motion passed unanimously.**

### 3. Town Manager's Report

Dave Atherton provided the following update for of the Segment 6 Project:

#### Last Two Weeks:

Continued installation of sewer main Grove Street from Crescent Park North.

Continued installation of water main within Grove Street from Jiffy Mart south to Pearl Street and within Pearl Street.

Roadway box cut, (subbase preparation) within Park Street and Lot 'A', (adjacent to businesses).

Continued installation of foundations for traffic signals.

Continued installation of storm water drainage piping within Park Street.

Continued installation of utilities between Central Park and adjacent businesses, (Brandon Inn and others).

Initiation of sidewalk installation within Segment 'B'.

Improvements to the Rite Aid parking area.

Base pavement placement within Park Street and Lot 'A'.

Sewer installation within Route 7 Crescent Park South to Prospect Street.

Initiation of concrete headwall installation at former Brandon Auto culvert.

Vehicular and pedestrian traffic control at each of the construction activity locations – have tried to use two lanes as much as possible.

#### Upcoming Two Weeks:

Sidewalk grading at various locations.

Sidewalk installation within Segment 'B'.

Roadway box cut, (subbase preparation) within Route 7 Jiffy Mart South.

Initiation of traffic signals and street lighting installations within Segment 'B'.

Installation of sewer/water services within Grove Street.

Curb installation within Segment 'B', Central Park area/ others.

Storm water drainage Route 7 Jiffy Mart South.

Continued concrete headwall installation former Brandon auto culvert.

Continued water main installation Route 7, Pearl Street South to Prospect Street.

Vehicular and pedestrian traffic control at each of the construction activity locations.

Regarding Bridge 114, Alpine will be backfilling behind abutment No. 2 at 4 Conant Square.

Their stonemason will be on site at the end of the week to rebuild the wall along the west side of the Neshobe and tie that wall into the new abutment.

Alpine is placing reinforcing steel in the footing for abutment No. 1 and poured the concrete footing and shelf up to the level of the encased sewer on Friday, 8/24. They will have to wait up to a week to backfill the abutment No.1 footing pending concrete test results. They will be able to strip the forms, tie, and form the abutment No 1. wall, but not pour that wall pending the same tests. Alpine's mason will be moving to the face of the arch as well. Shoring needs to be constructed and the stones are being machined/shaped currently.

The Churchill Road Bridge south bridge abutment has been poured and they are preparing to pour footing for the north abutment.

For the Route 73 project, crews will be off the roadway by noon on Friday, 8/31 in observance of the Labor Day holiday and work will resume on Tuesday, 9/4 at 7:00 AM. Hutchins will be working on underdrain beginning in Brandon and heading east towards Goshen. This work will continue throughout next week. With regard to traffic, Route 73 is not closed. One-way alternating traffic patterns may be necessary at times within active work zones. Traffic control personnel will be onsite helping to direct the flow of traffic. Motorists should be advised that there is a speed reduction in the work zone in Goshen from 50 MPH to 40 MPH.

Tracy Wyman questioned whether the Labor Day Holiday schedule is just for the Route 73 project. Dave Atherton stated the other project would probably stop early on Friday as well. Bernie Carr stated they are also not going to work the following Monday.

Doug Bailey reported Park Street has been skim coated and will save a lot of wear and tear on the snowplows. Dave Atherton stated the Town obtained a low cost to skim coat it and that pavement will be reclaimed when the road is completed next year.

#### **4. Zoning Administrator's Report**

Seth Hopkins reported the Zoning Administrator provided a written report for the Board and is available between meetings if they have questions. Dave Atherton reported the DRB meeting is scheduled for September 17<sup>th</sup>. Seth Hopkins questioned whether there was additional discussion required for action on the BLUO. Mr. Atherton stated there have been minimal changes made to the Brandon Land Use Ordinance (BLUO) that were based on the hearings held. Stephanie Jerome noted there is no additional discussion needed.

#### **5. Comments for Items Not on the Agenda**

Edna Sutton requested a status on the Conti Solar project. Dave Atherton reported the Town received information on the project and Bill Moore and he had a conversation with Conti to inquire about the status. Mr. Atherton has forwarded the information to the Town's attorney due to the amount of controversy, as the Town wants legal representation from the start due to the location of the project. Ms. Sutton noted she is pro-solar; however, she is grateful to the Town for taking action on this project. Ms. Sutton questioned if there is a way the Town can demarcate locations. Mr. Atherton stated the purpose of the Energy Section of the Town Plan is to note the preferred sitings. There have been issues outlined regarding the location of this project that have been brought to the attention of the Town's attorney. The Town is in favor of solar, but in the right locations. The public comments were supposed to be done before the application was submitted and there are also concerns with setbacks and the planting of tree species not native to the area. Seth Hopkins noted Select Board members, the Town Manager and the Economic Development Manager previously met with Conti Solar and discouraged them from using this location. Brandon's Town Plan states that projects should be out of sight of the Routes 7 and 73 corridors. Mr. Atherton stated there is also going to be another project on the southern end of Town. Ms. Sutton noted there is a real concern when a project can come into the State that does not provide a local benefit. Mr. Atherton encouraged people to contact him regarding the status of this project.

Bernie Carr stated Wednesday is the first day of school and the night of the Summer Concert Series.

### **5a. Approval of the Revised BLUO as amended from the hearings**

Dave Atherton reported the minor revisions to the BLUO were related to Section 407, the Sign regulations, concerning materials and Section 691 in replacing the words city limits with town limits. The Sign Ordinance language had been approved from the hearings.

**Motion** by Doug Bailey/Tracy Wyman to approve the revised Brandon Land Use Ordinance, as amended. **The motion passed unanimously.**

Dave Atherton advised this is a working document that can be updated at any time. Stephanie Jerome reported it is the intent of the Planning Commission to do a yearly amendment. Devon Fuller suggested having the energy information in the BLUO for a future amendment. Mr. Atherton reported the energy information would also be included in the Town Plan. Doug Bailey thanked the Planning Commission for the work done on the Signage section, as it is much more streamlined.

### **6. Approve Purchase and Sale Contract for Real Estate Conveyance**

Dave Atherton advised the property is a swamp lot and is only accessible by Otter Creek. Mr. Reynolds would like to purchase a piece of property on the north, south, east and west sides of Brandon.

**Motion** by Devon Fuller/Doug Bailey to approve the Purchase and Sales contract for lot 6-1-27 conveying the property to John Reynolds. **The motion passed unanimously.**

### **7. Fiscal**

#### ***a) General Fund Warrant – August 27, 2018 - \$1,094,842.13***

**Motion** by Brian Coolidge/Tracy Wyman to approve the General Fund warrant of August 27, 2018 in the amount of \$1,094,842.13. **The motion passed unanimously.**

Dave Atherton reported \$940,000.00 of the warrant is going to the schools.

#### ***b) Route 7 Construction Warrant – August 27, 2018 - \$626,905.39***

**Motion** by Doug Bailey/Brian Coolidge to approve the Route 7 Construction warrant of August 27, 2018 in the amount of \$626,905.39. **The motion passed with one abstention – Tracy Wyman.**

#### ***c) Bridge 114 Warrant – August 27, 2018 - \$68,360.89***

**Motion** by Tracy Wyman/Devon Fuller to approve the Bridge 114 warrant of August 27, 2018 in the amount of \$68,360.89. **The motion passed unanimously.**

***d) Churchill Road Bridge Warrant – August 27, 2018 - \$79,883.84***

**Motion** by Doug Bailey/Tracy Wyman to approve the Churchill Road Bridge warrant of August 27, 2018 in the amount of \$79,883.84. **The motion passed unanimously.**

The Select Board recessed at 7:32PM.

The Select Board reconvened at 7:40PM.

**Motion** by Doug Bailey/Brian Coolidge to enter into executive session at 7:40PM in accordance with 1VSA 313(a)(3) – Appointment or Employment of a Public Officer or Employee to include the Town Manager. **The motion passed unanimously.**

**8. Executive Session: 1V.S.A 313(a)(3)**

**Motion** by Devon Fuller/Tracy Wyman to come out of executive session at 7:50PM. **The motion passed unanimously.**

There were no actions required.

**9. Adjournment**

**Motion** by Tracy Wyman/Doug Bailey to adjourn the Select Board meeting at 8:05PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant  
Recording Secretary