

1 **Town of Richmond**
2 **Selectboard Meeting**
3 **Minutes of October 7, 2024**
4

5 **Members Present:** Bard Hill, Adam Wood, Bard Hill, David Sander, Jay Furr, Lisa
6 Miller

7
8 **Absent:** None

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10 **Staff Present:** Josh Arneson, Town Manager; Duncan Wardwell, Assistant to the Town
11 Manager; Linda Parent, Town Clerk; Tyler Machia, Zoning Administrator; Keith Osborne,
12 Town Planner.
13

14 **Others Present:** MMCTV Erin Wagg, Martha Nye, Bill Supple, JP, Charlotte Phillips,
15 Pam Foust, Ben Feinson, Alison Aiken, Nick, WSP Erik Maki, Susan Wells, WSP Kevin
16 McCarthy, CCRPC Jason Charest, WSP Anabelle Dally, Gary Bressor, Polly iPad, Blanc,
17 Robin Pesci, Noa Y., Minta, Caity Filkins, Mary Harrison, Roger Knakal, Morgan
18 Wolaver, Shannon Walters, J Murray, Nick, Roger and Debbie Knakal, Tom Chittenden, P
19 Kaleita, Eric Berliner, Connie van Eeghen, WSP Annabelle Dally, David Rugh, Douglas
20 Thompson, Cathleen Gent, Tom, Reid Webster, Meagan Buckley, Ash and Kate Kreider,
21 Andrew Bessette, Minta, Navah Spero, Tom Walters, VCLF Jake Ide, Cara LaBounty,
22 Mary Houle, Danielle Beaudoin, Kristen Werner, Tom Carpenter, Kendra Ziokie, Mike
23 Werner, Mary Houle, Kevin Kittinger, Mary Ann Kittinger, Denise Barnard, Jess Storm,
24 Chris Granda, Virginia Clarke, Paige Kaleita, Tom Bednar, Dorian Evans, Sarah Heim.
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27 **MMCTV Video:** Recorded by MMCTV by Erin Wagg

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29 **Call to Order:** 7:00 pm

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31 **Welcome by:** Sander

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33 **Public Comment:**

34 Mary Houle showed everyone a Blood Apple she had harvested that has a neat pattern on
35 the inside. Furr expressed that he had attended the Vermont League of Cities and Towns
36 (VLCT) annual conference in Killington, where Jim Cantore (the meteorologist) gave a
37 presentation about weather trends and the severity and number of storms in the future will
38 continue to escalate. Penny discussed the issue of motorists speeding down Bridge St,
39 and she suggested that the speed limit sign that is presently posted at Cumberland Farms
40 be moved and to have a sign that measures “speed limit” to be posted for a time, due to
41 increased pedestrian traffic.
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43 **Additions or Deletions to Agenda:**

44 Timestamp: 0:04
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46 Arneson suggested to add Item 6 for executive session regarding Police Dept hiring. Hill
47 asked that item H from the Agenda be moved up, but that was found not to be suitable,
48 due to the times when the Town lawyer could log on, along with other citizens interested
49 in this case.

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Items for Presentation or Discussion with those present

Due to the long Agenda, Sander stated he would be limiting people’s speaking time to 3 minutes and calling on people to allow everyone a chance to speak.

Reminder of the Tuesday, October 15, 2024 Special Selectboard meeting for discussion of the FY26 Budget

Timestamp: 0:06

People who participated in discussion: Sander, Arneson, Furr, Hill, LaBounty

Sander reminded everyone of next week’s special meeting to discuss the FY25 budget. Furr said he would be bringing snacks and he encouraged folks from the public to come to the meeting. Hill added that there is a set target threshold for the limit to tax increases that the Selectboard tries to hit based on things like inflationary indices, the people might be interested in. LaBounty stated that this is the first of many budget meetings regarding reviewing the FY24 budget line-for-line, as well as planning the FY25 budget. Arneson stated that there will be a line-by-line review based on the Budget Actual, but Unrestricted Funds are not finalized at this point.

Consideration of making an appointment to the Trails Committee

Timestamp: 0:10

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3b_TrailsBenFeinsonApplication09-30-24.pdf

People who participated in discussion: Sander, Arneson, Furr, Hill, Miller, Feinson, LaBounty, Wood

Furr pointed out that Ben Feinson who is proposed for the last seat on the Trails Committee, does not live in Richmond. Hill added that there are other committees that have non-residents on their committees and that the Trails Committee does not have a stipulation about members having to be Richmond residents. Miller asked Feinson why he wanted to be on the Trails Committee, to which he replied that he lives on French Hill 1 mile from the Richmond Town border and he grew up in Richmond and eagerly uses Richmond Trails with his running group, which is why he wants to contribute to the Town. LaBounty wondered if Feinson could work with the Trails Committee in an advisory role, rather than be a member, since he isn’t a Richmond resident. Wood questioned how much the Trails Committee makes financial recommendations to the Selectboard, if it was more or less than for example, the Rec committee. Arneson wasn’t sure.

Wood moved to appoint Ben Feinson as a non-voting member to the Trails Committee to fill an open seat that has a term running to 2026. Furr seconded.

Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.

100 **Consideration of approval of request from Project All Together NowVT to utilize**
101 **Community Well Being fund**

102 Timestamp: 0:19

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104 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3c_Richmond](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3c_Richmond_Town_Selection_24_-_Google_Docs.pdf)
105 [Town Selection 24 - Google Docs.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3c_Richmond_Town_Selection_24_-_Google_Docs.pdf)

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107 People who participated in discussion: Sander, Arneson

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109 Representative from All Together NowVT was not present.

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111 *Hill moved to table this request from the project All Together NowVT to utilize Well*
112 *Being funds until the presence of a representative. Furr seconded.*

113 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

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116 **Update on speed enforcement on Hinesburg Rd.**

117 Timestamp: 0:21

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119 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3d_20220207](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3d_20220207_Richmond_SpeedStudy_Final.pdf)
120 [Richmond SpeedStudy Final.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3d_20220207_Richmond_SpeedStudy_Final.pdf)

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122 People who participated in discussion: Sander, Arneson, Furr

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124 Arneson reported that Chief Cambridge is generally in favor of a sign on Hinesburg Rd
125 regarding Jake brakes if the public is in favor. The times of greatest concern regarding
126 speeding is morning and evening rush hour. Furr interjected that a speed study has a
127 chance of changing things, so hopefully the State will have some findings to present to
128 the board once their study is completed.

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131 **Consideration of approval of a vendor for installation of pickleball courts at Browns**
132 **Court**

133 Timestamp: 0:24

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135 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3e_Browns](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3e_Browns_Court_Pickleball_Proposal_Timeline_and_Summary_10-04-24.pdf)
136 [Court Pickleball Proposal Timeline and Summary_10-04-24.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3e_Browns_Court_Pickleball_Proposal_Timeline_and_Summary_10-04-24.pdf)

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139 People who participated in discussion: Sander, Arneson, Wardwell

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141 Arneson started the discussion by stating that bids were sent out to potential vendors and
142 only one bid came back for \$144,911. Denise from the Parks committee elaborated that
143 the bid that was received was above their budgeted \$114,000 for pickleball courts.
144 Several members from the Parks committee recently visited the Edge racquet ball club
145 and the same vendor had installed several courts there and this vendor got high
146 recommendations from the owners of The Edge. He had also planted trees around the
147 court to buffer sound, something the Parks committee thinks is an innovative idea for the
148 future in Richmond. Wardwell had already done the background check on this proposed
149 vendor. The Parks committee asks that the Selectboard not take the extra money for the

150 installation of pickleball courts from the Parks committee budget, but rather take it from
151 the ARPA money that is unused from the canceled sidewalk study, i.e., to take the
152 overage of \$30,915 from the existent ARPA money. This is because the Parks committee
153 still wants to build a new Playground on Volunteers Green. Hill asked what the lifespan
154 of such the pickleball courts would be. To which a representative of the Parks committee
155 answered about 5 to 7 years, then the surface would need resurfacing, which costs around
156 \$2,500-\$3,000 per court. Miller asked regarding sound and the Parks committee said that
157 the vendor has a screen they put up around the courts to reduce sound. A question was
158 asked if these courts will have lights, which the Parks committee emphatically replied
159 that there will be no lights and times of operation will be posted on all the courts. Furr
160 asked what color the courts will be and if one color lasts longer than another, to which the
161 Parks committee stated there are four colors, and blue seems to look and hold up the best.

162

163 *Hill moved to approve entering into an agreement with Vermont Recreational Surfacing*
164 *& Fencing for the installation of Four Pickleball Courts at Browns Court at a cost not to*
165 *exceed \$144,911. Furr seconded. Roll Call Vote: Furr, Sander in favor. Wood, Miller*
166 *nay. Hill abstained. Motion does not carry.*

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168 Wood explained that it bothered him that there only was one bidder, and that the bidder
169 was significantly higher than the money set aside by the Parks committee for four
170 pickleball courts. Denise replied that not any of this money was from the Richmond
171 taxpayers, that it was ARPA money. Hill agreed since it was not a competitive bidding
172 process because two more bids came in after the deadline. Wardwell said two bids came
173 after the deadline by several days. Parks committee Denise said that one of the bids had
174 been increased by several percent due to the lag between bidding in January and it now
175 being October. It was reiterated that the vendor has installed many courts for Twin Oaks
176 (The Edge) which is the primary racket ball club in Burlington, and they could not say
177 enough positive kudos about this contractor.

178

179 *Hill moved to approve entering into an agreement with Vermont Recreational Surfacing*
180 *& Fencing for the installation of Four Pickleball Courts at Browns Court at a cost not to*
181 *exceed \$144,911. Wood seconded.*

182 *Roll Call Vote: Furr, Sander, Wood in favor. Miller nay. Hill abstains. Motion approved.*

183

184 *Wood moved to allocate \$30,911 from the unallocated ARPA funds (from the canceled*
185 *sidewalk project) to cover the difference in the bid cost to the Parks committee for*
186 *installation of pickleball courts. Hill seconded.*

187 *Roll Call Vote: Furr, Sander, Hill, Wood in favor. Miller abstains. Motion approved.*

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189 Sander suggested adding a budget line item for maintenance of the newly constructed
190 pickleball courts for FY25. Hill suggested that the line item should be less specific and
191 simply have maintenance costs be added to the Parks committee line in the next budget.
192 Machia added that the courts will need a zoning permit before the building of them can
193 move forward. Parks committee asked if the parking lot and the pickleball courts need
194 separate permits, to which Machia stated he will revisit the plans and advise.

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197 **Update on the Cochran Rd. Corridor Study which focuses on improvements to**
198 **safety, comfort, and mobility for non-motorized users**

199 Timestamp: 0:59

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https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3f_Richmond_Cochran_Road_Scoping_Study_Presentation_10-7-24_final.pdf

People who participated in discussion: Sander, Arneson, Osborne, Chittenden County Regional Planning Commission (CCRPC) Jason Charest, Maki (WSP), Hill, Duncan

Charest started the presentation by stating that a scoping study/feasibility study for Cochran Road, both the populated ends of Cochran Road, as well as the middle segment where the speed limit is 45 mph is underway. They have looked at traffic calming measures and side-walk issues, currently there are sections where there is no level surface next to the road, no sidewalks, limited parking, as well as right-of-way constraints. Maki continued the presentation explaining that “The Purpose and Needs statement” is based off a local concern meeting where CCRPC heard people’s concern regarding use and safety while using Cochran Road. This study wants to make the road in compliance with ADA. Pictures were shown suggesting locations for sidewalks and crosswalks, particularly around the Round Church and near Dugway and Wes White Hill Rds. The type of sidewalk and appropriate signage is important. One idea is to add gravel to the side of the road to allow more of a shoulder. A rumble strip along with a bike lane is a way to widen the road. Multi-use paths are completely away from the roadway. They will have more meetings throughout 2025. Hill added that adding fill next to steep roadways is not financially viable, since many sections of Cochran Rd has a steep shoulder. Maki replied that the solution for Cochran Rd is to do multipurpose road uses in several places. Hill, Miller, and Furr thanked CCRPC for this important work. Charest stated that the width of the road dictates how wide the sidewalk can be. LaBounty asked if speed humps are to make people go the posted speed limit or to reduce the speed with which someone can drive over the speed hump. Charest stated that speed humps are to make people drive the posted speed limit. He asked if having more parking was the aim of Bombardier Meadow. Machia responded that Richmond Land Trust owns the meadow and so depending on how much you wanted to expand the roadway next to the field, it will involve the Land Trust to decide if they will allow this. Allowing for more parking on that end of Cochran is not the goal nor future use of Bombardier Meadow. A question was presented around speed limits was asked, to which CCRPC added that just reducing speeds has not been found to be effective by itself.

Public Hearing for proposed Zoning Amendments creating two new zoning districts; Village Residential Neighborhoods North (new section 3.11) and Village Residential Neighborhoods South (new section 3.12), introduction of Residential Density (new section 6.14), and amend Sections 6.1, 6.13, and 7

Timestamp: 1:43

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g01_-_Selectboard_guidance_on_zoning_amendments__2_.pdf

https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g02_-_1_-_Bylaw_Amendment_Report_Village_Residential_Neighborhoods.pdf

250 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g03 - 2 -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g03 - 2 - 9.3.24 Richmond-Zoning-Regulations -- redline proposed VRN_s.pdf)
251 [9.3.24 Richmond-Zoning-Regulations -- redline proposed VRN_s.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g03 - 2 - 9.3.24 Richmond-Zoning-Regulations -- redline proposed VRN_s.pdf)
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253 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g04 - 3 -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g04 - 3 - VRNN VRNS Zoning Draft Map - 20240508 2 .pdf)
254 [VRNN VRNS Zoning Draft Map - 20240508 2 .pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g04 - 3 - VRNN VRNS Zoning Draft Map - 20240508 2 .pdf)
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256 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g05 - A -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g05 - A - 9.3.24 VRNN ZD.pdf)
257 [9.3.24 VRNN ZD.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g05 - A - 9.3.24 VRNN ZD.pdf)
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259 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g06 - B -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g06 - B - 9.3.24 VRNS ZD.pdf)
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262 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g07 - C -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g07 - C - 9.3.24 -- Section 6.1 Parking and Loading.pdf)
263 [9.3.24 -- Section 6.1 Parking and Loading.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g07 - C - 9.3.24 -- Section 6.1 Parking and Loading.pdf)
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265 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g08 - D -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g08 - D - 9.3.24 Section 6.13 Multifamily Housing Development Standards.pdf)
266 [9.3.24 Section 6.13 Multifamily Housing Development Standards.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g08 - D - 9.3.24 Section 6.13 Multifamily Housing Development Standards.pdf)
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268 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g10 - E -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g10 - E - 9.3.24 Section 6.14 Residential density.pdf)
269 [9.3.24 Section 6.14 Residential density.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g10 - E - 9.3.24 Section 6.14 Residential density.pdf)
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271 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g11 - F -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g11 - F - Amended Section 7 Definitions.pdf)
272 [Amended Section 7 Definitions.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g11 - F - Amended Section 7 Definitions.pdf)
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274 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g12 -](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g12 - SB Notice of Public Hearing October 7 2024.pdf)
275 [SB Notice of Public Hearing October 7 2024.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3g12 - SB Notice of Public Hearing October 7 2024.pdf)
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277

278 People who participated in discussion: Sander, Arneson, Osborne, Clark, Kittinger, Hill,
279 Rugh

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281 The Selectboard must open the public hearing to accept comments from the public.

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283 *Furr moved to open the Public Hearing for proposed Zoning Amendments creating two*
284 *new zoning districts; Village Residential Neighborhoods North (new section 3.11) and*
285 *Village Residential Neighborhoods South (new section 3.12), introduction of Residential*
286 *Density (new section 6.14), and amend Sections 6.1 - Parking and Loading, 6.13 - Multi-*
287 *family Housing Development Standards, and 7 - Definitions. Hill seconded.*
288 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
289

290 Clarke explained that the Planning Commission is trying to include certain areas as part
291 of “the Town zoning” because the dwellings in these areas are on Town Water and
292 Sewer. Act 181 has received updated guidelines and statutes, so when you look at the
293 State, it has incredibly complex licensing arrangements, so we have had to add certain
294 terms to our existing definitions. She continued that the Planning Commission has tried to
295 separate out things that are flat on the ground from structures. In fact, even in floodplain
296 regulations, there's a difference between things that are flat on the ground and things that
297 are up off the ground, or things that are under the ground. So we've separated all of those
298 out into their own categories so that they could better regulated. Our definition of
299 structure is a collection of materials used. Act 47, for example, mandates that there is one

300 parking area per dwelling. Changes need to be made due to multihousing dwellings, such
301 as duplexes or larger. All of this is related to building and population density. A new
302 definition has been made for “elder care facility,” which also considers hospice care
303 facilities, long-term rehabilitation, etc. Act 47 requires that municipal zoning allow five
304 dwelling units per acre, but right now in Richmond in most of our districts, it's one unit
305 per one acre. With this new language people could subdivide. Kittinger wanted to know if
306 this change increases infrastructure costs. Clark stated this does not significantly increase
307 infrastructure costs. Wood read from the statute:

308

309 “In any district that allows year round residential development, duplexes
310 shall be an allowed use with the same dimensional standards that are not
311 more restrictive than is required for a single family dwelling unit,
312 including no additional land or law area other than required for a single
313 family dwelling unit in any district that is served by municipal water and
314 sewer infrastructure that allows residential development, multifamily
315 dwellings with four or fewer units shall be permitted, permitted on the
316 same size lot as a single unit dwelling, unless that district specifically
317 requires multi-unit structures to have more than four going units.”

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319 Wood continued that this is a noticeably big change for Richmond zoning. Clarke stated
320 that this needs to be decided within a year at a final Planning Commission meeting.
321 Kathleen wondered about the option of the Selectboard approving the proposal that the
322 Planning Commission submitted, because there have already been hearings, a lot of
323 people have already made comments.

324

325 The Selectboard may make changes to the proposed by-law amendment.

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327 *Furr moved to close the public hearing for proposed Zoning Amendments creating two*
328 *new zoning districts; Village Residential Neighborhoods North (new section 3.11) and*
329 *Village Residential Neighborhoods South (new section 3.12), introduction of Residential*
330 *Density (new section 6.14), and amend Sections 6.1 - Parking and Loading, 6.13 - Multi-*
331 *family Housing Development Standards, and 7 - Definitions. Hill seconded.*
332 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

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335 *Per VSA §4442, Wood moved that the amendments as discussed tonight be referred to the*
336 *Planning Commission for changes designed to bring them into alignment with Act 181.*
337 *No Public Hearing date is set. The Planning Commission should add necessary language*
338 *to include duplexes and make further changes to bring them back in alignment with Act*
339 *181. Furr seconded.*

340 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

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342 **Discussion of Stormwater General Permit 3-9050 for the Southview Subdivision,**
343 **possible executive session**

344 Timestamp: 2:25

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346 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h01_email](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h01_email_with_State.pdf)
347 [with_State.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h01_email_with_State.pdf)

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349 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h02 ANR](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h02_ANR_3-acre_list_-_RICHMOND_1_.pdf)
350 [3-acre list - RICHMOND 1 .pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h02_ANR_3-acre_list_-_RICHMOND_1_.pdf)
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352 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h03_5149-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h03_5149-9010.R_-_Deer_Creek_Lane.pdf)
353 [9010.R - Deer Creek Lane.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h03_5149-9010.R_-_Deer_Creek_Lane.pdf)
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355 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h04_6115-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h04_6115-9010_-_Mary_Drive.pdf)
356 [9010 - Mary Drive.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h04_6115-9010_-_Mary_Drive.pdf)
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358 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h05_6116-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h05_6116-9010_-_Southview.pdf)
359 [9010 - Southview.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h05_6116-9010_-_Southview.pdf)
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362 [55-9010.R - Hidden Pines.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h06_HP_3355-9010.R_-_Hidden_Pines.pdf)
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364 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h07_6117-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h07_6117-9010.R_-_Farr_Commercial_Complex.pdf)
365 [9010.R - Farr Commercial Complex.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h07_6117-9010.R_-_Farr_Commercial_Complex.pdf)
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367 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h08_2006_](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h08_2006_Orphan_Procedure.pdf)
368 [Orphan Procedure.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h08_2006_Orphan_Procedure.pdf)
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370 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h09_Orphan](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h09_Orphan_LegislativeReportYear2rev.pdf)
371 [LegislativeReportYear2rev.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h09_Orphan_LegislativeReportYear2rev.pdf)
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373 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h10_FEDsu](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h10_FEDsummaryofgrants.pdf)
374 [mmaryofgrants.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h10_FEDsummaryofgrants.pdf)
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376 [https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.richmondvt.](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.richmondvt.gov%2Ffileadmin%2Ffiles%2FSelectboard%2FMeetings%2F2024%2F10%2F3h11_OF_A_-_Award_Table.xls&wdOrigin=BROWSELINK)
377 [gov%2Ffileadmin%2Ffiles%2FSelectboard%2FMeetings%2F2024%2F10%2F3h11_OF](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.richmondvt.gov%2Ffileadmin%2Ffiles%2FSelectboard%2FMeetings%2F2024%2F10%2F3h11_OF_A_-_Award_Table.xls&wdOrigin=BROWSELINK)
378 [A - Award Table.xls&wdOrigin=BROWSELINK](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.richmondvt.gov%2Ffileadmin%2Ffiles%2FSelectboard%2FMeetings%2F2024%2F10%2F3h11_OF_A_-_Award_Table.xls&wdOrigin=BROWSELINK)
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380 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h12_Richm](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h12_Richmond_letter_to_leg_2007.pdf)
381 [ond letter to leg 2007.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h12_Richmond_letter_to_leg_2007.pdf)
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383 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h13_Richm](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h13_Richmond.pdf)
384 [ond.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h13_Richmond.pdf)
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386 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h14_OSW-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h14_OSW-7-17AttachmentE_-_Farr_Commercial_Complex.pdf)
387 [7-17AttachmentE - Farr Commercial Complex.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h14_OSW-7-17AttachmentE_-_Farr_Commercial_Complex.pdf)
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389 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h15_OSW-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h15_OSW-7-18AttachmentE_-_Mary_Drive.pdf)
390 [7-18AttachmentE - Mary Drive.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h15_OSW-7-18AttachmentE_-_Mary_Drive.pdf)
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392 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h16_OSW-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h16_OSW-7-19AttachmentE_-_Southview.pdf)
393 [7-19AttachmentE - Southview.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3h16_OSW-7-19AttachmentE_-_Southview.pdf)
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396 People who participated in discussion: Sander, Arneson, Furr, Hill, Warner, Filkins,
397 Wood, Machia, Rugh
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Executive Session Motions:

Furr moved to find that premature public knowledge about attorney client communication regarding General Permit 3-9050 for the Southview Subdivision would cause the Town or person to suffer a substantial disadvantage. Hill seconded.

Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.

Furr moved that we enter into executive session to discuss attorney client communication regarding General Permit 3-9050 for the Southview Subdivision under the provisions of 1 VSA 313 (a)(1)(f) of the Vermont Statutes and to invite Town Manager Josh Arneson and Attorney Dave Rugh into the executive session. Hill seconded.

Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.

Arneson expounded upon research into the Land Records found that there is a covenant for 44 lots in Southview that was put in place in 1982. This was shared with the Town’s attorney, Dave Rugh, and he advised that that is still a valid covenant, as it states it is to be valid for 50 years and thus still applies to the homeowners in those 44 lots. Thus, this changes the conversation from Southview “not having a homeowner’s association, where this would bind the homeowners together” to be a situation a bit more like Graystone, only less formulated. The advice here is that the residents of Southview should make sure that Association is still active or resurrect it. Arneson read from the covenant:

“Southview Association shall be comprised of all lot owners, and each lot owner shall have one vote. Southview Association shall be responsible for the upkeep and maintenance of the road. And said upkeep and maintenance shall include, but not be limited to, snow plowing, road grading, drainage work and other work required for the maintenance adequate roadway once initial construction really has been completed by the developers, the association should not be responsible for maintenance of any section of the road constructed by the developer that not yet been completed. The prorated amount charged for the fees for Southview shall be determined by said Association when the association has determined each group’s prorated amount, set amount shall act as a lien with interest, securing against a lot for any unpaid portion.”

Rugh said this could allow a way for the Town to bill that Association as per the stormwater issue at hand, this covenant would have to be shown to be formally cancelled if Southview residents decide to not adhere to it. Hill stated that the homeowners need to get their own attorney to advise them what to do. LaBounty stated that if homeowners have Title insurance, that insurance could help the residents solve this issue. Warner asked about orphan permits. Rugh explained that orphan permits are no longer valid, the Town withdrew its signature for responsibility for the roads in Southview several years ago. Hill added that Town roads already are being taken care of by Pete Gosselin and roads have been repaired and upgraded yearly by the Town.

Furr moved to submit the Notice of Intent and the permit application for stormwater permit 3-9050 for the Southview Subdivision, with the understanding that any costs for permit fees, and engineering and construction of infrastructure upgrades related to this

448 *permit that are not covered by a grant will be proportionally split between the Town and*
449 *the homeowners located within the permitted area. Hill seconded.*
450 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

451

452 Hill feels that costs should be shared between Southview residents and the Town. Wood
453 said we still have a grant that we could use toward this. Tom, a Greystone resident says
454 that the engineering and planning of such a road infrastructure grant pays after the fact,
455 one does not actually have the money upfront. One of the Southview residents asked for a
456 list of the 44 homes that are in this covenant Association. Pugh clarified that this involves
457 the \$50,000 grant that the Town has been awarded, nothing more above that (\$30,000 is
458 for engineering, \$20,00 for other expenses). Hill explained that the document states “GIS
459 impervious acreage.” Filkins added there are 6 areas in Richmond that are impacted by
460 the 3-acre rule, but there are also many areas around the State that are impacted by this
461 rule.

462

463 *Furr moved to authorize the Town Manager to enter into an agreement with Watershed*
464 *Consulting to assist with the submittal of the Notice of Intent and the permit application*
465 *for stormwater permit 3-9050 for the Southview Subdivision, and Phase 1 engineering.*
466 *Wood seconded.*

467 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

468

469

470 **Consideration of submitting stormwater permit renewal applications for Mary Dr.**
471 **and Hidden Pine**

472 Timestamp: 4:03

473

474 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i1_HP_3356](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i1_HP_3356-9010_NOI_2003.PDF)
475 [-9010_NOI_2003.PDF](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i1_HP_3356-9010_NOI_2003.PDF)

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477 [https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i2_OSW-7-](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i2_OSW-7-18AttachmentE.pdf)
478 [18AttachmentE.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3i2_OSW-7-18AttachmentE.pdf)

479

480 People who participated in discussion: Sander, Beaudoin

481

482 *Furr moved to renew the stormwater permits for Mary Drive and Hidden Pines at the*
483 *expense of the Town, and to submit these as separate permits noting that they are*
484 *separate sites neither site is subject to the 3-acre rule. And that the Town agrees to cover*
485 *the cost of the permits, inspection, and routine maintenance until such time that the State*
486 *requires infrastructure improvements beyond normal maintenance. Hill seconded.*

487 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

488

489 Beaudoin asked why the two areas are being combined as one permit. Furr changed the
490 motion to renew the permits as separate sites.

491

492

493 **Consideration of hiring an engineer for repair of damage on Dugway Rd. caused by**
494 **the July 2024 flooding**

495 Timestamp: 4:07

496

497 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3j_P2024_Ri
498 [chmond - Dugway Road Improvements FEMA 2024 2024-09-26.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3j_P2024_Ri)

499

500

501 People who participated in discussion: Sander

502

503 *Hill moved to approve hiring East Engineering for the engineering work necessary to*
504 *repair damage to Dugway Rd. that was caused in the July 2024 flooding. Furr seconded.*
505 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

506

507

508 **Consideration of warning a Special Town Meeting for Saturday, November 9, 2024,**
509 **to vote on the process to approve the annual budget and to vote on the establishment**
510 **of a Special Projects Reserve Fund**

511 Timestamp: 4:07

512

513 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3k_ELECTI
514 [ON_SPECIAL_MTG_WARNING_FALL_2024_FINAL_DRAFT.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/3k_ELECTI)

515

516 People who participated in discussion: Sander

517

518 *Furr moved to warn a Special Town Meeting to be held on Saturday, November 9, 2024*
519 *at 9am at Camels Hump Middle School. Miller seconded.*
520 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

521

522

523 **Update on grant application to the Municipal Energy Resilience Program (MERP)**

524 Timestamp: 4:08

525

526 https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/31_MERP_A
527 [pplication.pdf](https://www.richmondvt.gov/fileadmin/files/Selectboard/Meetings/2024/10/31_MERP_A)

528

529 People who participated in discussion: Sander, Arneson, Wood, LaBounty

530

531 Wood explained that the application was submitted to do upgrades on the roof of the Post
532 Office and structural repairs as well as add insulation and a new roof membrane.

533 LaBounty reiterated that some structural repairs may be needed to support the added
534 insulation, the grant is for efficiency and mechanical upgrades.

535

536

537 **Consideration of approval of contract for Town Manager, possible executive session**

538 Timestamp: 4:12

539

540 People who participated in discussion: Sander

541

542

543 *Furr moved to find the premature public knowledge about the employment agreement*
544 *with the Town Manager would cause the Town or the person to suffer a substantial*
545 *disadvantage. Wood seconded.*

546 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
547
548 *Furr moved that we enter executive session to discuss the employment agreement with the*
549 *Town Manager under the provisions of 1 VSA 313 (a)(1)(a) of the Vermont Statutes and*
550 *invite Town Manager Josh Arneson into the executive session. Miller seconded.*
551 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
552
553 *Furr moved to agree to employment agreement for the position of Town Manager*
554 *between the Town of Richmond and Josh Arneson. Miller seconded.*
555 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
556
557 *Sander publicly acknowledged Town Manager Josh Arneson’s fantastic efforts in*
558 *managing the Town the past years and congratulated him with another 3-year contract.*
559
560 *Furr moved that we exit executive session to discuss the employment agreement with the*
561 *Town Manager under the provisions of 1 VSA 313 (a)(1)(a) of the Vermont Statutes and*
562 *invite Town Manager Josh Arneson into the executive session. Wood seconded.*
563 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
564
565
566 **Approval of Minutes, Purchase Orders, Warrants**
567 Timestamp: 4:26
568
569 **Minutes:**
570
571 *Furr moved to approve the draft Minutes of 9/16/24 as presented. Hill seconded.*
572 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
573
574
575 *Miller moved to approve the draft Minutes of 9/23/24 as presented. Hill seconded.*
576 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
577
578
579 **Motions for Purchase Orders:**
580
581 *Furr moved to approve Purchase Order Number 4908 to US Bank for a loan payment for*
582 *the Jericho Rd. project in the amount of \$115,327.43. Hill seconded.*
583 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
584
585 *Furr moved to amend Purchase Order Number 4937 to FW Webb for culverts to the*
586 *amount of \$75,337.40. Hill seconded.*
587 *Roll Call Vote: Furr, Hill, Miller, Sander, Wood in favor. Motion approved.*
588
589 *Miller moved to amend Purchase Order Number 4938 to McCullough Crushing for rock*
590 *and gravel for emergency repairs to the amount of \$50,187.00. Hill seconded.*
591 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
592
593 *Miller moved to approve Purchase Order Number 4998 to Toyne for the rescue truck*
594 *chassis in the amount of \$121,300.00. Hill seconded.*
595 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

596
597 *Furr moved amend Purchase Order Number 5022 to Casella Waste Systems, Inc. for*
598 *debris removal to the amount of \$10,525.12. Hill seconded.*
599 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
600
601 *Miller moved to amend Purchase Order Number 5023 to Mow N Maintain Property*
602 *Maintenance LLC for grounds maintenance to the amount of \$28,472.00. Hill seconded.*
603 *Roll Call Vote: Furr, Hill, Miller, Sander, Wood in favor. Motion approved.*
604
605 *Miller moved to approve Purchase Order Number 5040 to Engineers Construction for*
606 *emergency repair of Wes White Hill in the amount of \$306,000.11. Hill seconded.*
607 *Roll Call Vote: Furr, Hill, Miller, Sander, Wood in favor. Motion approved.*
608
609 *Hill moved to approve Purchase Order Number 5042 to Jefferson Quarry for ditch stone*
610 *in the amount of \$15,000.00. Miller seconded.*
611 *Roll Call Vote: Furr, Hill, Miller, Sander, Wood in favor. Motion approved.*
612
613 *Hill moved approve Purchase Order Number 5044 to Cargill Salt Co. for road salt for*
614 *winter maintenance in the amount of \$99,968.00. Furr seconded.*
615 *Roll Call Vote: Furr, Hill, Miller, Sander, Wood in favor. Motion approved.*
616
617 **Warrants:**
618
619 *Furr moved to approve the Warrants as presented. Hill seconded.*
620 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
621
622 **Next Meeting Agenda**
623 Timestamp: 4:34
624
625 Executive session to discuss another personnel matter with the Town Manager
626 Executive session to review draft of Greystone and Southview Stormwater
627 VMERS update
628
629
630 **Executive Sessions**
631
632 *Furr moved that we enter executive session to find the premature public knowledge about*
633 *employee hiring to which the public body as a party would cause the Town or the person*
634 *to suffer a substantial disadvantage. Hill seconded.*
635 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
636
637 *Furr moved that we enter executive session to discuss police hiring under the provisions*
638 *of 1 VSA 313 (a)(1)(e) of the Vermont Statutes and invite Town Manager Josh Arneson*
639 *into the executive session. Miller seconded.*
640 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*
641
642 *Furr moved that we exit executive session to find the premature public knowledge about*
643 *employee hiring to which the public body as a party would cause the Town or the person*
644 *to suffer a substantial disadvantage. Hill seconded.*
645 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

646

647 *Furr moved that we exit executive session to discuss police hiring under the provisions of*
648 *1 VSA 313 (a)(1)(e) of the Vermont Statutes and invite Town Manager Josh Arneson into*
649 *the executive session. Hill seconded.*

650 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

651

652 **Adjourn**

653

654 *Furr moved to adjourn. Hill seconded.*

655 *Roll Call Vote: Hill, Furr, Miller, Sander, Wood in favor. Motion approved.*

656

657

658 **Meeting adjourned at: 12:02 AM**

659

660

661 **Chat file from Zoom:**

662 00:38:11 Caity Filkins: Is there a location where folks are playing pickleball today?
663 What is the size of the community in Richmond that plays today? And how many courts
664 are we putting in?

665 00:42:57 Minta: If it is an extra 100,000 for a multi use courts, but includes more
666 opportunities for residents, that seems like a more inclusive option than only the few
667 individuals that play pickle ball. The increased cost reflects the increased availability to
668 residents.

669 00:43:02 Caity Filkins: Replying to "Is there a location ..."

670

671 4 courts

672 00:43:10 Caity Filkins: Reacted to "If it is an extra 10..." with 🙏

673 00:44:14 Minta: Reacted to If it is an extra 10... with "🙏"

674 00:44:41 Caity Filkins: Do we really need 4 courts or could we have 2 courts and a
675 basketball court - more of a park of courts

676 00:48:49 Minta: Reacted to Do we really need 4 ... with "👍"

677 00:48:53 blanc: Reacted to "Do we really need 4 ..." with 👍

678 01:40:17 Susan Wells: I can tell you that cars can go over the speed humps at 25
679 MPH and very often go well over 25 MPH over them.

680 01:41:38 Jason Charest | CCRPC: Thanks Susan. We'll look into this.

681 02:05:37 Meagan Buckley: In the elder care definition it is missing Residential
682 Care inclusion. Also is there a minimum number of residents required to meet this
683 category?

684 02:20:25 Meagan Buckley: It would be too bad to delay housing further that
685 might be able to occur.

686 03:07:52 Meagan Buckley: This was not on my recent deed

687 03:08:57 Tom Walters: What's the legal difference between a "covenant" and an
688 "HOA?"

689 03:16:43 Meagan Buckley: August 21st was the date on the letter

690 03:29:01 Caity Filkins: Please note that the town lawyer referring to a non-existent
691 association.

692 03:33:39 Tom Walters: Town attorney is trying hard to make "covenant" = HOA...

693 03:34:21 Tom Walters: I just checked our deed. No covenant language as
694 described by town attorney.

695 03:35:06 Caity Filkins: Reacted to "Town attorney is try..." with 🙌
696 03:45:31 Caity Filkins: I see that @Tom Chittenden is here - Again, we need the
697 state's support here. Why are 44 households being targeted by a town's lawyer over a
698 state issue that is putting undue burden on the citizens within these orphan communities.
699 It's unfortunate that the town is not necessary willing to represent us while we take the
700 time to get to the bottom of this issue at the state level.
701 03:45:52 Shannon Walters she/her: Reacted to "I see that @Tom Chit..." with
702 👍
703 03:49:17 Knakal: Reacted to "I see that @Tom Ch..." with 👍
704 03:59:49 Caity Filkins: To bring it back to the town, Can you please represent us in
705 passing the motion on the table
706 04:02:37 Caity Filkins: The state spoke freely in the last meeting that it does not
707 bind you.
708 04:07:48 Caity Filkins: Thank you Selectboard - I appreciate the representation as
709 we continue to figure this large issue out with the state.
710
711