

Selectboard Meeting

February 25, 2013

Selectboard Members Present: Chairman John "Peeker" Heffernan, Carol Wells, Joel Bouvier, Sharon Compagna and Alan Huizenga. Town Administrator Bill Bryant, Town Clerk Therese Kirby, filmed for NEAT TV by Mary Arbuckle and reported for the Addison Independent by Xian Chaing-Waren. Also present: Brett LaRose, Kevin LaRose, Lance Perlee, Chris Griggs, Peter Coffey, Bill Elwell, Jen Jackman, Christine Lathrop, Amos Martin, Karen Moore, Kris Perlee, Jim Quaglino, Tim Heffernan, Gerald Heffernan, Gerry Slager, Jen Perlee, Mary Orvis-Baker, Randall Freeman, Naomi Drummond, Bill Shanahan, Robin Shanahan, Betsy Almeter, Lauren Waite, Carol Eldridge, Chris McGrory-Klyza, Sheila McGrory-Klyza, Eric Forand, Steven Brown, Justin Jackman, Tom Wallace, Gary Lyons, Larry Gile, Donna Gile, Susan Folino, Dave Folino, Ben Allred, Dave Melichar, Robert Bernstein, Stephen Ayotte, Lisa Hoff, Ted Lylis, Chauncy Eldridge, Bob Dennis, Sue Driscoll, Jacob Tropp, Elizabeth Herrmann, Mark Bouvier, Monica Carter, Eric Carter, Chad Perlee, Will Elwell, Ryan Denecker, Shawn Oxford, Porter Knight, Diane Cushman, Eve Thompson, Brendan Gallivan, John Moyers, Chief Kevin Gibbs, Sargent Randy Crowe, Officer Josh Otey and Trooper Kaitlyn Armstrong. (A sign out sheet was passed around.)

1. At 7:00 pm, Peeker Heffernan called the Selectboard Meeting to order. He introduced Jim Quaglino the Chair of the Police Advisory Board who gave out awards. Eleven years ago a police cruiser was stolen and the arrested individual jumped bail. He was apprehended in 2012 by Chief Gibbs, Sargent Randy Crowe and Officer Josh Otey. They were each given an award by Jim Quaglino and Bill Bryant. Honorable Service Awards were given to Trooper Kaitlyn Armstrong, Officer Otey and Sargent Crowe for closing several burglary cases and making arrests in at least three counties.
2. At 7:08 Peeker Heffernan opened the public hearing regarding the Town Meeting bond vote for the fire facility land acquisition and design services. He asked everyone present to print their names on the sign-in sheet that was being passed around, so their names could be spelled correctly in the minutes. Peeker stated that he is the Chair of the Selectboard as well as the Fire Chief and if the people present did not want him to run the public hearing he would hand it over to Alan Huizenga. No one asked him to step aside. Peeker asked Fire Department members to stand. He introduced Assistant Fire Chief Brett LaRose who is also the Chair of the Fire Department Facilities Committee and Brett introduced the members of the committee. Brett gave a brief presentation outlining the status of the project, the timeline of the project and the history of the current buildings the Fire Department owns. The bond vote is for \$375,000 (\$250,000 for the purchase of the Bilson property and \$125,000 for design costs). Brett also said the members voted unanimously to support the project and stay on North Street. Gerald Heffernan is concerned the Pacheco Ross study was not as well circulated as perhaps it should have been. Bill Bryant explained due to the confidentiality of property negotiations the Selectboard and the Facility Committee kept locations under consideration to themselves; some of the properties were not for sale. In hindsight perhaps the information should have been more wide

spread. Chris McGrory-Klyza has a technical question about when the Fire Department will be discussed at Town Meeting. Alan Huizenga said after the Elementary School Board meeting which is usually after the Recreation Budget. Chris asked about the list of sites considered for the Fire Department and when and how those sites were made public. Bill said the sites were made public this summer when the property owners were contacted and the information was released to the entire Fire Department. Chris wanted to know what the criteria was used to evaluate each site. Dennis Ross of Pacheco Ross had this as an area of expertise and he had a list of criteria he used while performing his feasibility study. The number one choice was a piece of land on Plank Road owned by Francis and Diane Heffernan. Sharon Compagna and Bill Bryant met with them to discuss possible land acquisition. The number two parcel was Alice Bouvier's on North Street. Chris has heard from several people staying on North Street is the least expensive option, so he wonders what the price was on the other locations. Bill explained the Selectboard never talked money with Francis and Diane or the Bouvier's. The Facility Committee has worked hard coming up with design ideas within the allocated space and renovation of space is \$75 per square foot cheaper than new construction. At this location the Fire Department can be connected to the sewer system so it saves the cost of installing a septic system, parking becomes better and the Selectboard was unsure of what to do with the old fire station as it is a historic building. Porter Knight stated she is frustrated and disappointed by the process. She appreciates the Fire Department and wants them to have a facility but she feels like the decision has already been made to stay on North Street. She thinks the design is too big and she does not want it in the village. Peter Meyer wanted to know if this was the preferred plan of the Facility Committee. Alan said the Selectboard spent \$3,000 of tax payer money to see if they could put a larger fire facility on that site. They have not spent the money to finalize a design. It was the option presented to them by the architect to show it was feasible. Peter is guessing this is the least expensive option. He also felt there was not enough information presented on January 17, 2013 and he has created an overlay of the design using Google Earth. Alan Huizenga said he would appreciate seeing the overlay that Peter created. Bill explained there is 7,000 square feet of building footprint in the design, which is 1,000 square feet more of building footprint than is already on the Fire Department and Bilson lot. John Moyers said zoning regulations are created to protect the community and is concerned this project will be exempt from zoning review. Both properties are in the high density residential zone. He quoted several parts of the current zoning regulations. John also commented on the Pacheco Ross study and feels another site could be found for the fire department. He is concerned about the accuracy of the cost estimate and the sewer capacity the new facility will need. Bill said this project is not exempt from zoning it is a public use exception which is required by State Law in all zoning regulations. If the fire house is built there, it will adhere to the setbacks of the site. He also wanted to say whether you vote yes or no, he is happy to hear that people understand the need for a new fire facility. Bill also explained when the Town was installing the stormwater project they installed a small force main with the specific intention of accommodating the library and the fire house and how the State of Vermont calculates sewer capacity allocation. Bill shared information regarding the location of the Fire Department and

how they affect individual home owner's insurance premiums. If you live within 5 miles of a fire station you get a better rate, if you live near charged fire hydrants like you do in the village you get a better rate; once you get to the outer edges of the Town insurance rates will increase. 50 to 90 residents could be impacted if this project is turned down and the fire station needs to be relocated out of the village. Carol Wells wanted to clarify that when the Pacheco Ross study was done, this site was not considered including the Bilson's lot. Elizabeth Herrmann wanted to follow up on the zoning regulations. She wanted to be sure other zoning requirements such as setbacks would be met. Bill said yes it would be subject to a public hearing before the Zoning Board of Adjustment. She wanted to know if off street parking was a critical piece of this design. Bill said the Selectboard is open to more green space and less off street parking if that is what the neighbors would like. She said she received a copy of the RFP and quoting from that, she feels this project completely overwhelms the historic nature of the site and is not a preservation project. Alan Huizenga feels a lot of older buildings the Town has inherited have fallen into decay and he thinks this is a great project for the old fire house. Bill Shanahan supports both the Fire Department and the Police Department but does not understand how they can preserve one building and tear down another. He also does not feel good about not being included in the process until now. Bill Bryant said the Bilson house is an 1810 house and there is no desire to tear it down. The Selectboard would like to relocate it and he listed the nine possible locations the house could be moved to. There will be an RFP issued and the house will be offered at no cost. A no vote voids the purchase and sale agreement with the Bilson's. If it the vote passes, the Bilson's have two years to relocate. Brendan Gallivan asked if relocation of the old house is really a possibility. Sharon Compagna said it is their first priority. Ben Allred is in full support of trying to keep the Fire Department in the center of Town as he believes the character of the Town is not just about the design of the Town, it is about the diversity and civic organizations that make up the Town. He gave the architect full credit and understand he has not been allowed to go through the full design but feels it could work in the end. Mark Bouvier said the Bristol Inn Annex was successfully moved onto Mountain View Street. Alan Huizenga feels the future needs of the Fire Department can be met on this site. Brett LaRose said a Facility Committee was formed and the 13,500 square foot facility originally proposed by Pacheco Ross was larger than they feel they need. Brett would like the old fire station to stay and be used for the next 100 years as part of the new design. He feels if the tax payers of Bristol support this vote on Town Meeting Day, we can come up with a design we are all proud of. Bob Bernstein wanted to know what the current proposal is going to do with the Fitch Avenue property. Brett explained that building is owned by the members of the NH Munsill Hose Hook and Ladder Company and currently there is no long range plan for that building. Jacob Tropp saw on the conceptual design the possibility of a fourth bay. Brett said the conceptual plan shows that being added to the south end of the design as a place to grow if they need to. Alan said it could be looked at in the design phase as a place to add a bit more character and could be used to our advantage. Bill Shanahan wanted to know if the Selectboard has looked into combining the fire and police station. Brett said the Pacheco Ross study did look into combining the facilities. Eve Thompson commented on

the traffic and she feels nervous about expanding the number of trucks that would come out of the site. Brett explained the Fire Department likes foot traffic as it is part of their duty is to be visible and reach out to the residents. They would only be moving one more truck to the site, so there would not be a large increase in truck traffic. Dave Folino is torn as he supports the Fire Department but he feels like the process is narrow and has been flawed. He said the sole purpose of the septic was to serve the downtown buildings and it was not designed to accommodate other locations in Town. Alan Huizenga said he thinks the Selectboard is involving the Town at the appropriate time and the \$3,000 answered the question of whether or not a new facility was feasible on that site. David is right the sewer system was originally designed for the downtown and once the water meters were installed they applied for a permit and it is a fully permitted system and is more than just a replacement septic as its capability has been expanded. Mark Bouvier said he is appreciative of the comments given today and he was the Fire Chief when the original study was done by Pacheco Ross. Mark explained why they originally kept the original list to themselves. James Cole wanted to know if the Pacheco Ross study could be made public on the Town's website. Peeker said yes. James said when the original study was done of the five locations; this site had the lowest scores. Joel Bouvier said 6 Garfield Street is Mike Ladue's property and it was looked at originally for parking but if they take a portion of the back lot, it makes his home lot a non-conforming lot size under the zoning regulations. John Moyers said he feels like they are compromising themselves by narrowing themselves to this one site and we should think bigger. Joel stated we can only bond for 20 years for the construction of a building as a municipality. Robin Shanahan said she thinks the Town could go as long as 30 years. Bill said you can for infrastructure but for facilities they will only give us 20 years. Elizabeth Herrmann said a buffer between the sidewalk and the road was a good safety issue but looks like it is being removed. Alan said it is an accepted practice to pour sidewalks next to the road with a higher curb. Sheila McGrory-Klyza thinks this is an opportunity to think creatively encompassing all of the public service entities and this can be done through planning and feels we should look at things through a more holistic way. Kevin LaRose said he lives on North Street and would like people to know they will take all of these comments with them if the vote passes on Town Meeting Election Day. Peeker thanked everyone for coming and he was happy we could have such a good discussion. He also encouraged village residents to stay for the Police District public hearing regarding their proposed 2013/2014 budget. The public hearing ended at 9:10 pm.

3. At 9:16 pm Peeker called the public hearing on the Police District proposed fiscal year 2013-2014 budget to order. Bill did an overview of the proposed budget. He outlined the proposed increase in the facility expense regarding the 2,300 square foot space they are proposing to rent from Bristol Works. There will be an additional \$30,000 request on the ballot to be used from the undesignated fund balance to pay for the design, and relocation of security and technology equipment to the space at Bristol Works. The Selectboard would be signing a ten year lease with renewal options in the lease. Brendan Gallivan wanted to know if the fit up was included in the facility rent line and Alan said yes it will be amortized over the 10 year lease. Sheila McGrory-Klyza asked when the last time there was a

vote on going town wide. Kevin Gibbs said the issue was brought up in the mid 90's at a Town Meeting and during the Presidential Election there was a questionnaire circulated to see if people were interested in revisiting the idea of going town wide. Kevin said he would like to relocate the Police Department to Bristol Works as he is concerned about having to move suddenly, if the Henderson building is sold during a budget year. He feels this facility would provide them with enough room if they were allowed to go town wide. Kevin said they would need to hold several public hearings and have a well thought out plan before bringing a vote before the Town to expand the police district. Alan Huizenga noted there is an active Police Advisory Board and yes they are looking into going town wide and the issues it brings with it. Sharon Compagna wanted people to know the Selectboard has had a plan on dealing with the needs of Howden Hall, Holley Hall, Fire Department and the Police Department, but as things come up the buildings get shuffled around on the list of priorities. Carol Wells wanted people to understand the Selectboard has committees that present ideas and work on issues for them. That information is then presented to the Selectboard and then the public. Sheila McGrory-Klyza wanted to know what the role of the planning commission is. Bill Bryant said it is not the Planning Commissions job to plan projects. Their role is to develop the town plan and the zoning regulations to support the town plan, they review planned unit developments and need to write subdivision regulations. Peeker Heffernan said as Selectboard members, it is their job to plan the facility projects. It is the Planning Commission's job to plan for example, where shopping centers go and the rules for them to be there. They plan for the Town as a whole, not the individual buildings. John Moyers is not adverse to have the Police Department rent from Bristol Works, but he likes the idea of having the Bristol Police Department on the Main Street. He would like to see them budget for signage, so people can find them in a hurry if they need to. John also wanted to know if the full results of the survey regarding the Police Department going town wide have ever been released. Jim Quaglino said the results were presented to the Selectboard, published in the newspaper and put on Front Porch Forum. John wanted to know if the Selectboard benefited from the results. Bill said the survey showed interest in having further studies done on the details of going town wide, but the Selectboard has recently been busy with other business and do plan on studying it further. Joel Bouvier wanted people to know the police are out patrolling and you can see their numbers of arrests and contacts are up when you read the Police District report in the Town Report. He commended the Bristol Police Department for the job they do. The public hearing ended at 9:53 pm.

4. Public forum: John Moyers would like to see a discussion of the November full police survey on a future agenda.

5. Discussion of the proposal from Otter Creek Natural Resource Conservation District (ONRCD) regarding planning for gravel pit remediation. Bill said the concept of this \$5,000 study is to provide the Selectboard with more information regarding the future of Bristol's pit. Alan Huizenga would like to schedule ONRCD to come meet with the Selectboard the first meeting in April.

6. Alan Huizenga moved to authorize the submission of the following grant applications to be used for the nutrition program at the HUB: Wal-Mart for \$2,500, Shaw's for \$1,000 and Neat Repeats for \$500. Carol Wells seconded. So voted.

7. Alan Huizenga moved to approve the minutes of 2/11/13. Sharon Compagna seconded. So voted with Carol abstaining as she was not present for the meeting.

8. Alan Huizenga moved to authorize the signing of a mortgage discharge for \$50,000 between the Town and Melissa Deas and a \$5,000 mortgage discharge between the Town and Eugene Van Steamburg and Kristi Bedard. Bill explained these parties were loaned money after a flood and when the Town was reimbursed by FEMA these mortgages should have been discharged. Sharon Compagna seconded. So voted. The Selectboard signed an accounts payable warrant for \$30,006.83 and approved the Bristol Bakery's liquor license. Therese Kirby also informed the Selectboard there is a line missing above School Director – 3 Year Term where Bob Donnis and R.E. Merrill are running for Union High School 28 seats. The ballot is still a legal ballot and that race is uncontested. Bob is running for his seat again and R.E. Merrill is running for the vacant seat created by Brian Fox.

9. Selectboard Roundtable: Sharon Compagna noted an issue on the Planning Commission's minutes regarding site plan review. Joel Bouvier asked about the study performed by ACRPC surrounding Bosses Corner at the intersection of Burpee and Monkton Roads.

10. Town Administrator's Report: Bob Donnis was here to discuss street lights that have been replaced using LED 20 bulbs. There is an LED 30 placed at the intersection of Munsill and Pleasant Streets. Sharon likes that wattage and would not want it to be much brighter. Joel Bouvier would like to see a LED 30 or LED 40 to illuminate the crosswalk in front of Saint Ambrose. Alan Huizenga likes the idea of LED 20 in residential areas, LED 30 at intersections and LED 40 bulbs at the crosswalk in front of Saint Ambrose. The Selectboard supports this plan. The meeting adjourned at 10:27 pm.

Respectfully Submitted,

Therese Kirby

Clerk