

**Minutes of the Select Board  
Monday November 18, 2024  
28 North Main Street and via zoom**

**Attendance:** Mike Bard, Kane Sweeney, Alyssa Johnson, Tom Leitz, Karen Petrovic, Ian Shea

**Public Attendance:** ORCA Media, Cindy Parks, Skip Flanders, Sandy Sabin, Martha Staskus, Katie Mandych, Oliver Pierson & Jim Duncan ANR, Billy Vigdor, Lisa Walton, Joe Camaratta, Stacey Currier, Kim Ramson, Karen Weston, Evan Hoffman, Owen Sette-Ducati

**Zoom:** Kenneth Ryan, ORCA Media, Aron Michalski, Amy Marshall-Carney, Evan Hoffman, Tami Bass, Lauren Lande, Michelle Ryan

**Approve Agenda: A. Johnson moved to approve the agenda with the addition of Employee Health Insurance Discussion after the Executive Session. K. Sweeney seconded the motion. A vote was held and passed unanimously.**

**Consent Agenda: K. Sweeney moved to approve the consent agenda which was seconded by M. Bard; a vote was held and passed unanimously.**

**Public:** S. Flanders thanked the board for their help and participation of the Employee Appreciation Breakfast last Friday.

R. Clapp has accepted a position of the Executive Director of Revitalizing Waterbury effective January 6, 2025 and with that in mind will be stepping down as Chair of the Select Board; he will remain on the Board.

R. Clapp met with members of the Route 2 community and law enforcement regarding unlawful activities; this discussion continues.

**ANR Worcester Management Plan:** J. Duncan oversees the 5 district stewardships. O. Pierson Director of forests with FPR.

Worcester range reps 18,000 acres in 5 towns. Mostly owned by FPR but some are Fish and Wildlife. The planning began during COVID with online surveys. The plan that is in place was signed in September 2024 and now the department is in the implementation phase. The plan has a 20-year vision.

Some of the changes that were made in the plan using public comment.

Recreation – concentrate trail use. Assessing and addressing unauthorized trail use. Ability to consider back country ski trails should that arise. Language added to connecting trails from WATA and timber sales.

Forest Management – change the scheduling of timber sales so harvesting is not repeated in the same town over and over. Climate resilience was also addressed. Clarification how timber is harvested

Land Management Classification – redesignating the Shutesville Wildlife Corridor.

Water Management – Clarification about how water is already monitored.

Specific concerns from the Edward Farrar Utility District were addressed in the updated draft. A commitment to collaborate on land use issues and reduce landownership error.

Specific concerns from the Conservation Committee were also addressed. The Shutesville Wildlife Corridor was changed from Special Protection to Wildlife Corridor.

Over 50% of the land is protected from commercial timber sales and activity in Worcester Management

Plan.

Any green energy development would be restricted as it is not compatible with Highly Sensitive areas. Not impossible but not accommodated within the boundaries of this plan.

Erosion concerns are also addressed in the plan within the definitions of the forest management plans. While logging is taking place very strict rules are used to control erosion. At the pace and small-scale harvesting is taking place you would not see an impact to mountain run off. If logging contractors do not comply with State standards the logging operation will be shut down.

The agency is committed to working with Recreational Partners who bring ideas to the District Stewardship Team for consideration when there are gaps in recreational need.

M. Staskus asked about the Hunger Mountain Parking area – how can ANR evaluate the impact of that public access? The agency uses Trail Finder and hopes to send people to other trails at peak times to limit additional impact on specific trails. ANR has collaborated with towns on signs in a trouble area. Development of new trails would consider parking. Staff invited the Town to continue discussions about the Hunger Mountain parking area as the parking issues continue to negatively impact residents and/or roads.

S. Flanders asked about a plan for the Perry Hill trail head seeing the trails are on State land and the parking lot is on Town land. ARN staff would need to return with additional information before commenting.

C. Parks mentioned the social trails in the waterworks in Waterbury Center. With the increasing interest in recreation in that area she has spoken to many other communities that have dealt with similar issues. She would like to see an even greater partnership with ANR to assist in mitigating such issues.

B. Vigdor asked why the Shutesville Hill Wildlife Corridor is in Special Management opposed to Highly Sensitive? Highly Sensitive has soil impacts on site opposed to Special Management that would allow for a broader goal management intensity. Recreation is not compatible with Highly Sensitive.

R. Clapp would love to talk further about ideas the Town has to expand the parking area at the Hunger Mountain Trail Head.

**Housing Trust Fund – Joe Camaratta:** J. Camaratta and Owen Sette-Ducati presented on behalf of the Housing Task Force on the Housing Trust Fund. The Housing Task Force made several recommendations the last time they presented to the board in October. These recommendations were recapped.

The Fair Market Rent in Waterbury using HUD rate is \$1,100 for a 1-bedroom and \$1,450 for a two-bedroom. Waterbury can be modified from the VHIP parameters for its program.

Outreach to gauge employee interest. O. Sette-Ducati did not get a great response to his outreach. KORE Power indicated that in the future they might be interested in something of this nature. KORE indicated they do have issues with employee retention because of the housing market.

Who should manage the 501(c)3? See the presentation notes. See notes regarding Montpelier and Woodstock. RW has offered to act as a financial agent for a Housing Trust Fund. O. Sette-Ducati stated he believed RW would be interested in this partnership beginning in January 2025.

K. Sweeney proposes the 501(c)3 be created through the Town with RW being the fiscal agent. T. Leitz has reservations about a 501(c)3 being able to have more control than the Town over time. State funds would be exhausted first before Waterbury funds would be made available to Waterbury residents.

I. Shea asked about the process which would be HVIP first to vet the application, if those funds are exhausted then Waterbury could be utilized. The Housing Task Force could play a role in helping design the program but not implementation.

J. Camaratta once again encouraged the board to consider an objective. He also said the Housing Task

Force is working towards their 2025 goals and objectives so please pass along ideas. **K. Sweeney moved that the Town of Waterbury set an objective to increase the housing supply by 1% annually for eight years. I. Shea seconded the motion.** A. Johnson made a friendly amendment to set an initial objective until town plan is adopted. Motion was not seconded. **A vote was held on the motion and passed unanimously.**

**Discussion of Local Options Tax Allocation:** T. Leitz presented the Local Option Tax manifest recently received. The Town has received \$230,127.28 for the third quarter of 2024. The third and fourth quarters are traditionally the highest. On Sept 16<sup>th</sup> the Board authorized use of funds to pay debt so the third quarter payment has already been allocated. **A. Johnson moved to formally adopt the Select Board policy as presented in 2023; 1. Payment of existing debt 2. Capital expenses 3. Economic Development and vitality including affordable housing 4. Municipal investments. M. Bard seconded the motion. A vote was held and passed unanimously. A. Johnson moved to allocate \$100K of 2024 LOT tax income to Waterbury's established Housing Trust Fund to programs that further the objective of the fund. The funds will remain in the Town account, administered by a third-party affordable housing association and unused funds remain in the fund until they can be allocated. M. Bard seconded the motion. A vote was held and passed unanimously.**

**FEMA Buyout – 35 North Main Street:** T. Leitz stated his feelings about the likelihood of the homes along N. Main and Union Streets being granted a FEMA buyout. **A. Johnson moved to approve the FEMA buyout for 35 N Main. K. Sweeney seconded the motion, a vote was held and passed unanimously.**

**Waterbury Dog Park:** K. Weston and K. Ramson stated they are not on the board but they use the facility often and feel it is important to maintain it. They would both be happy to continue to contribute but would like to see the Town take over the "management" of the park. The MOU is universal for all the FORWARD clients and there is a 5% fee for the Client (the Town). T. Lietz stated the Town will take over some maintenance of the park including expanding the plowing into the dog park parking lot. **M. Bard made a motion to approve the MOU with the Friends for Waterbury Area Recreation Development. K. Sweeney seconded the motion. A vote was held and passed unanimously.**

**Amendment to Ordinance Regulating Motor Vehicle & Traffic – 15min Parking:** There was a request from Stone's Throw Pizza to expand from one to two 15-minute parking spots on Stowe Street. **A. Johnson made a motion to amend the Ordinance Regulating Motor Vehicle & Traffic to include a 15-minute parking spot at 9 Stowe Street. K. Sweeney seconded the motion. A vote was held and passed unanimously.** This change is effective immediately with a 30 day repeal process.

**Next Agenda:** There will be a 5:30pm BOA meeting.

There will be meetings every Monday in December in order get the 2025 budget finalized before year end.

Town Meeting Schedule

ARPA – all ARPA funds need to be allocated by the end of the year.

Rental Registry Outreach

Public Safety

**Executive Session: K. Sweeney moved to enter executive session to discuss a personnel issue and invited the Municipal Manager to join them. M. Bard seconded the motion. A vote was held and passed unanimously.**

The board returned from Executive Session at 10:02pm.

**Employee Health Insurance Discussion: A. Johnson moved to allocate ½ deductibles for all employees that choose to take Town Health Care in their HSA in 2025. M. Bard seconded the motion.**

R. Clapp stated health insurance rates have increased 23% which is partly driving education tax rates in the state.

**A vote was held and passed unanimously.**

**Adjourn: K. Sweeney moved to adjourn. M. Bard seconded the motion. A vote was held and passed unanimously.**