



Town of Thetford Vermont

3910 Vermont Route 113 • P.O. Box 126 • Thetford Center, VT 05075
802-785-2922 • thetfordvermont.us

Selectboard Regular Meeting *Draft* Agenda – Online Only –

Monday, February 1, 2021 7:00pm

Please note Section 6 of H.681, signed into law on March 30th, 2020, for the temporary suspension of designated physical meeting location requirements.

To connect to Zoom via computer: <https://us02web.zoom.us/j/88122490498>

To connect via phone only: +1 (646) 558 8656 | Meeting ID: 881 2249 0498

Note: Selectboard meetings are in public, but not of the public. 1 V.S.A. § 312 (h) states, “At an open meeting, the public shall be given a reasonable opportunity to express its opinion on matters considered by the public body during the meeting, as long as order is maintained. Public comment shall be subject to reasonable rules established by the chairperson.”

7:00pm – Call to Order

1. Agenda Review
2. Public Comment
3. Introduction of Town Manager Bryan Gazda
4. Discussion of the Civic Pride Award
5. Draft Town Report
6. Possible signage for Tucker Hill Road covered bridge (“Sayre Bridge, circa 1840”)
7. Reading and possible adoption of the Ordinance Regulating Dangerous or Unsafe Buildings
8. Approval of Driveway Permit
9. Warrants and Minutes
10. Real estate negotiations relating to the Town Forest, anticipated Executive Session, 1 V.S.A. § 313(a)(2)
11. Adjourn



Town of Thetford Vermont

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ORDINANCE REGULATING DANGEROUS OR UNSAFE BUILDINGS

SECTION 1. AUTHORITY.

This Ordinance is adopted by the Town of Thetford Selectboard (hereinafter "Town") under authority granted in 24 V.S.A. §§ 2291 (13), (14), and (15), and 24 V.S.A. Chapter 59.

SECTION 2. PURPOSE.

This ordinance is enacted to provide for the vacation, removal, repair or demolition of any building or structure which is or threatens to be unsafe, a public nuisance, dangerous to the health, safety, or general welfare of the people of the town or which might tend to constitute a fire hazard and to provide for the assessment of the cost of such vacation, removal, repair, or demolition for purposes of assessment against such premises and to provide for the recovery of such costs in an action at law. This ordinance is enacted under the police powers to provide for the public welfare, the protection of life and health, and the protection of the property of the citizens of the town.

SECTION 3. DEFINITIONS.

The following words, terms, and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Dangerous or unsafe building or structure means a building or other structure in town which may be within one or more of the following classifications which:

1. Because of faulty construction, abandonment, decay, lack of proper repair or any other cause, is susceptible to fire and constitutes or creates a fire hazard;
2. By reason of faulty construction or any other cause is liable to cause injury or damage by collapsing or by the collapse or fall of any part of such structure;
3. Has been damaged by fire, wind or other causes so as to have become dangerous to life, safety or the general health and welfare of the people of the town;
4. Has parts thereof which are so attached that they may fall or injure members of the public or property;
5. By reason of age, neglect, want of repair, action of the elements, destruction, either partial or total, by fire or other casualty or cause is dilapidated, ruinous, decayed, filthy, abandoned, unstable or infested with vermin or dangerous so as to constitute a material menace or danger in any way to adjacent property or to the public.

Nuisance means any building or structure falling within the definitions of this section.

Structurally unsafe buildings means those buildings to which one or more of the following standards shall be applicable:

1. Those whose interior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base;
2. Those which, exclusive of the foundation, show 33 1/3 percent or more of damage or deterioration of the supporting members or 50 percent of damage or deterioration to the non-supporting, enclosing or outside walls or covering;
3. Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used;
4. Those buildings existing in violation of any fire prevention code or other safety code of the town, the state, or of the United States.

SECTION 4: DECLARATION AND FINDING OF NUISANCE

Any building or other structure in the town which is determined or found to be within the definition of a dangerous or unsafe building or a structurally unsafe building as is defined in SECTION 3 of this ordinance is declared to be a public nuisance and shall be ordered repaired, vacated, or demolished by the Selectboard.

The Selectboard shall make such orders as shall be equitable and appropriate in each case.

SECTION 5: STANDARDS

The Selectboard may consider, but shall not be bound to, the following standards as a basis for such orders as they shall make:

- If the building or structure can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired or secured.
- If the building or structure is in such condition so as to make it dangerous to the health, safety or general welfare of its occupants or the people of the town, it shall be ordered to be vacated.
- In any case where a building or structure is 50 percent damaged or decayed or deteriorated, it shall be ordered demolished, and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered demolished.
- In all cases where a dangerous building is a fire hazard existing or erected in violation of the terms of this article, it shall be ordered demolished.

SECTION 6: PROCEDURE INITIATION OF COMPLAINT

The Selectboard, upon their own motion or upon being informed in writing that a structure or anything appurtenant thereto may be unsafe, shall cause an immediate inspection to be made by the Town Manager or the Town Manager's designee. The result of such inspection is to be reported immediately to the Selectboard. The report shall be written.

If the Selectboard determines that the report of the inspection indicates that there is merit to the complaint, then the Town Manager or the Town Manager's designee shall cause an immediate

inspection to be made by the fire chief or deputy, health officer, and/or a qualified structural engineer, who together shall form a committee. The committee shall compile one report, and shall include the findings of fact, and the conclusions and recommendations of committee as a whole. The report shall be in writing, and submitted immediately to the Selectboard.

The committee shall have access to any building or structure subject thereto. If access is denied to them, then the committee shall render its report based upon information available.

SECTION 7: DUTIES OF THE SELECTBOARD

Upon receipt of the report of the committee, the Selectboard may adopt the findings of the committee in whole or in part. The Selectboard may, but shall not be required to, inspect the subject premises prior to taking action on the committee report. The Selectboard shall, if the report and/or their inspection of the premises dictates, declare the building or structure a nuisance within the purview of SECTION 3 and order one or more of the remedies set forth in sections SECTION 4 and SECTION 5.

SECTION 8: NOTICE AND SERVICE

If the Selectboard determines that the building or structure falls within the purview of SECTION 3, and remedial action is necessary, then a notice, finding and order shall be served on the record owners of the premises, record mortgagees, and record lien holders.

SECTION 9: ORDER AND NOTICE

The order shall contain the report of the committee, the findings of fact of the Selectboard, the remedial procedures ordered, a copy of this ordinance and the time for compliance. Notice shall be by delivery of a copy of the order to each interested party in hand or by certified mail, return receipt requested. If service cannot be made, then notice may be by publication in a newspaper of general circulation in the town for two successive weeks.

SECTION 10: APPEAL

Any party entitled to notice under SECTION 8 may appeal the order of the Selectboard at any time within ten days of the receipt of the notice or within ten days of the last date of publication, if service of notice is by publication, by filing a notice of appeal in writing with the Town Clerk.

SECTION 11: HEARING

Upon the filing of the notice of appeal, the Selectboard shall, at their next regular meeting or at a special meeting, set a date for a full hearing before a majority of the Selectboard, which hearing shall commence within 40 days from the date of the filing of the appeal. Notice of the hearing shall be sent to interested parties, first class mail, postage prepaid. The committee, and the Town Manager or the Town Manager's designee shall also be notified and may appear and participate in the hearing in the interest of the Town.

SECTION 12: PROCEDURE

The Selectboard shall conduct the hearing, and make findings of fact and an order consistent with the provisions of 3 V.S.A. Chapter 25 (3 V.S.A. § 800 et seq.).

SECTION 13: ENFORCEMENT

The Selectboard shall set a time for compliance with the terms of the order, and in the event of noncompliance, the Selectboard may enforce the terms of the order by:

1. Resorting to appropriate judicial remedy where such remedy is available; or
2. Correcting the defect or causing the building or structure to be demolished, paying the cost and recovering the cost from the owners. In the event that the Town resorts to this remedy, it shall have a lien against the remaining real property to recover its costs. Such lien is to be enforced consistent with the provisions for enforcement of liens under 9 V.S.A. § 1924.

SECTION 14: EMERGENCY MEASURES

In the event that the fire chief or health officer or a deputy inspecting the premises subject to a complaint or the committee which inspects the premises finds that there is an existing condition which is hazardous and which requires immediate action, they shall report it to the Selectboard. The Selectboard may immediately make such necessary response as may be necessary to secure the premises to protect the public from any dangerous condition which might exist, and they may post the premises prohibiting trespass thereon, barricade, board up or take any other necessary action which may be necessary to protect the health and safety of the citizens of the town after reasonable attempts to contact the property owner. Any expense incurred providing for such emergency or immediate security shall be assessed against the owner of the premises consistent with the provisions of SECTION 13.

SECTION 15: SAFETY OF ENFORCEMENT OFFICIALS

In the performance of the duties required by this ordinance, the Selectboard, committee member, fire chief, health officer or other Town employee or official shall not be required to enter any building or structure which would expose him to any danger to life, health, or body.

SECTION 16: EMERGENCY UNAFFECTED

The right of the Selectboard or any town official to react to any emergency or to condemn property in the event of an emergency or catastrophe shall not be enlarged or abridged by this article.

SECTION 17: BUILDING INSPECTOR

If the Selectboard has appointed a building inspector pursuant to 24 V.S.A. § 3102, that building inspector shall act as the Town Manager's designee for the purposes of this ordinance.

SECTION 18. OTHER LAWS.

This ordinance is in addition to all other ordinances of the Town of Thetford and all applicable laws of the State of Vermont. All ordinances or parts of ordinances, resolutions, regulations, or other documents inconsistent with the provisions of this ordinance are hereby repealed to the

extent of such inconsistency. Nothing in this Ordinance shall affect the authority of the Town health officer or the Selectboard from taking any action permitted under 18 V.S.A. §§ 126 et seq.

SECTION 19. SEVERABILITY.

If any section of this ordinance is held by a court of competent jurisdiction to be invalid, such findings shall not invalidate any other part of this ordinance.

SECTION 20. EFFECTIVE DATE.

This ordinance shall become effective 60 days after its adoption by the Selectboard. If a petition is filed under 24 V.S.A. § 1973, that statute shall govern the taking effect of this ordinance.

Adopted this ___ day of ____, 2020

SIGNATURES:

_____	_____
_____	_____

Adoption History

1. Agenda item at regular Selectboard meetings held on 11/9/2020 and 12/14/2020.
2. Read and approved at the regular Selectboard meeting on 2/1/2021 and entered in the minutes of that meeting, which were approved on _____.
3. Posted in public places on _____.
4. Notice of adoption published in the _____ newspaper on _____ with a notice of the right to petition.

Other actions [petitions, etc.]

DRIVEWAY PERMIT - Required for all new curb cuts on Town Roads

Town of Theford, Vermont

Permit Number

DRIVEWAY PERMIT APPLICATION

VF21-36

Parcel ID 05A003.37

App. fee \$75

Applicant John D. Benjamin
Mailing address 1181 Wild Hill Rd, Fairlee, VT 06046
Preferred daytime contact: [x] phone (802) 333-4155
Either: [x] email jdbenjamin2@gmail.com
Street Address of Property 980 Academy Rd Lot Size: 4.21
Co-Applicant Property Owner (if not Applicant) Kevin Matte (Green Mountain Power)
Address 802 535-6026 Kevin.matte@greenmountainpower.com

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner hereby certifies that the information on this application is true and accurate, consents to its submission, and understands that if the application is approved, the zoning permit and any attached conditions will be binding on the property. Further, the undersigned authorizes the Administrative Officer access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

Property Owner's signature

Date Jan 27, 2021

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted on and with this application is true and accurate.

Applicant's signature

Date

ACTION OF THE DEPARTMENT OF PUBLIC WORKS

[x] APPROVED [] DENIED* [] NO PERMIT REQUIRED*

Recommendations

Director of Public Works Signature

Date 1/27/2021

SELECTBOARD APPROVAL

Date

NEW 911 ADDRESS

N/A

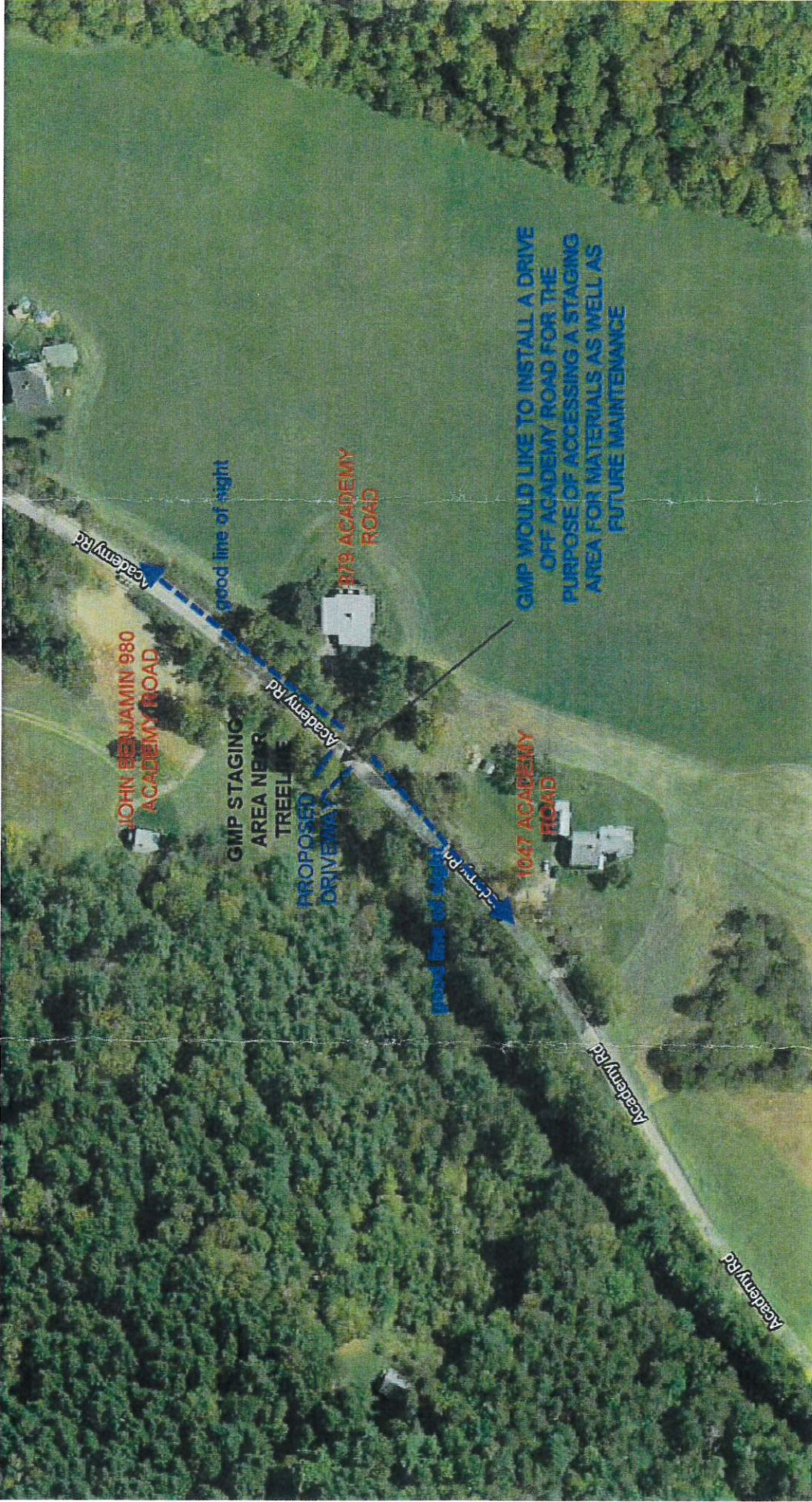


IMAGE OF DRIVE ON BENJAMIN IN

DRIVEWAY PERMIT SITE VISIT CHECKLIST

Applicant: John Benjamin / Green Mountain Power

Driveway Permit Number: _____

Is this application for:

- A new residence
- A new roadway to serve 3 or more houses
- A relocation of an existing driveway
- Other? Please Explain Drive for staging materials for GMP project and for future access to GMP equipment.

YES NO

- Does the sketch on the application clearly depict site conditions? If not, draw sketch on the back of this checklist.
- Does the sketch show a 12' wide driveway? Is there sufficient space on the lot to accommodate a 12' road surface width with shoulders wide enough for year round maintenance (i.e. plowing)
- Is the Driveway greater than 1000' ? If it is, the driveway shall accommodate turnouts every 500' for cars to pass.
- Are there any overhead obstructions? A 10' clearing height over the entire width of the driveway is required.
- Is the slope of the proposed drive 15% or less? Slope = rise/run or slope = elevation change/driveway length
If there is a 4' elevation change over the length of a 100' driveway the slope=4/100=.04 or 4%
- Does the driveway require a Bridge? If yes, bridge design details shall be included with the permit application.
- Does the driveway require a culvert? Town Road Standards require culverts to be a minimum 18" in diameter for cross culverts and 15" for driveways.

What is the speed limit on the roadway where the curb cut is proposed? _____

What is the distance to the nearest intersection of side roads? (doesn't include driveways) 3350' to Strong Road
5550' to Rt. 113

What is the sight distance in each direction? 500' +

Comments: See attached image with notes. GMP would like to keep the driveway for future maintenance.

Date of Visit: 1/27/2021

Weather: Clear light snow

Inspector(s): Nathan Melville

Others in attendance: _____

DRIVEWAY PERMIT SITE VISIT CHECKLIST

Applicant: John Benjamin / Green Mountain Power

Driveway Permit Number: _____

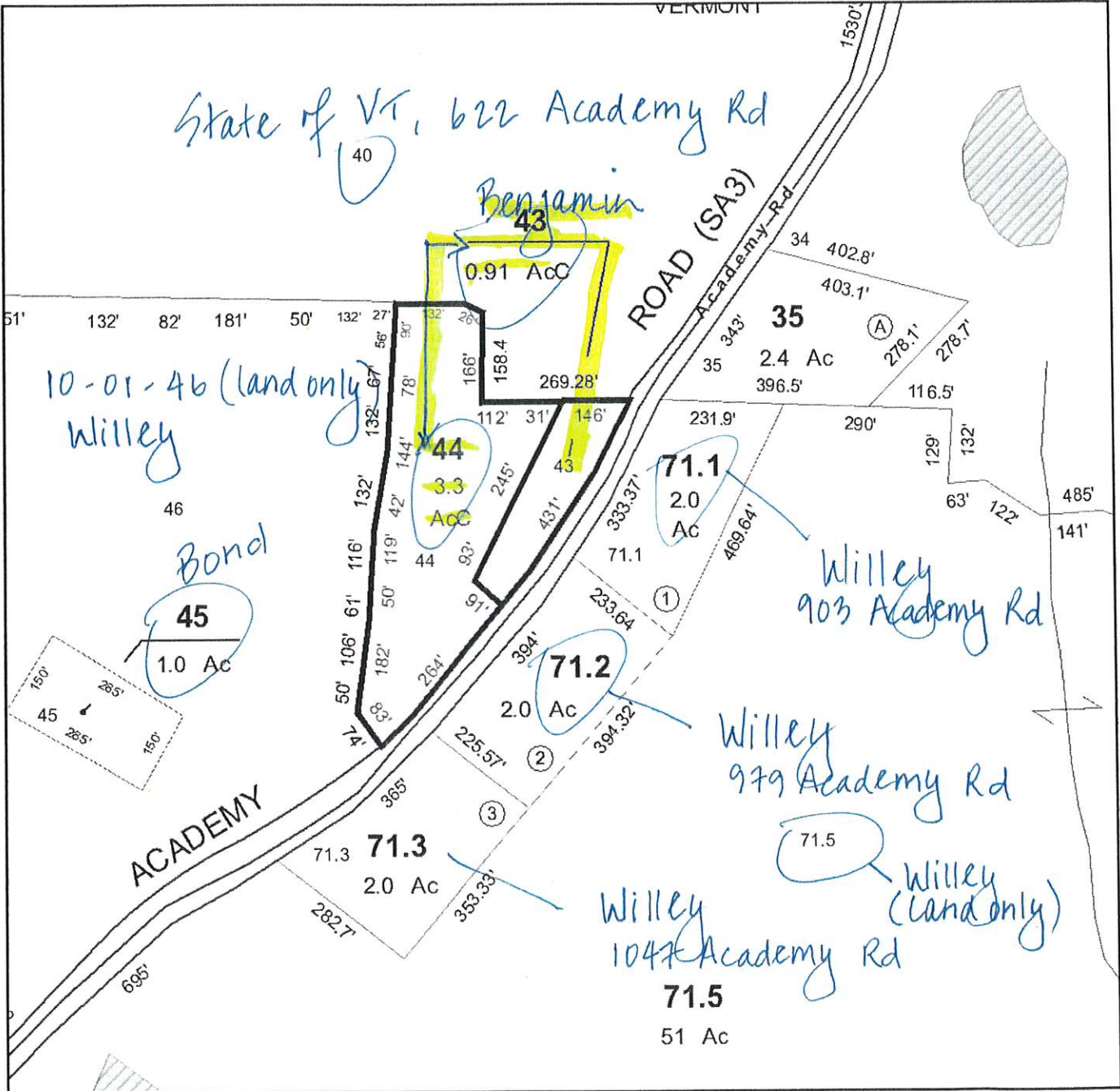
From 2004 AASHTO "A Policy on Geometric Design of Highways & Streets"

Sight Distance Chart

Posted Speed Limit or Design Speed Limit (mph)	Minimum Stopping Sight Distance (ft)	Minimum Intersection Sight Distance (ft)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	5
50	425	555
55	495	610
60	570	665
65	645	720

Advance warning signs will be required if obtainable intersection sight distances are below minimum stopping distances.

Sketch: see attached image with notes



Street Names	Property Hook	Right of Ways
Property Line	Water Lines	VT Significant Wetlands
Public Road	ParcelText_Leaders	
Block	ParcelText_Arrowheads	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

05A003.37

BENJAMIN JOHN D

ACADEMY RD 0980

Printed 01/26/2021 Card No. 1

of 2

ADMINISTRATIVE INFORMATION

TRANSFER OF OWNERSHIP

BENJAMIN JOHN D
1181 WILD HILL ROAD
FAIRLEE, VT 05045

PARCEL NUMBER
05A003.37
Parent Parcel Number

Date		
02/05/1996	FRANCISCO ALICE B Bk/Eg: 89, 733	\$104500
09/25/1986	NANCY HEATH JONES Bk/Pg: 71, 277	\$55000
10/27/1982	EMILY HEATH EST. Bk/Pg: 64, 391	\$0
06/01/1967	ERNEST C. BOND EST Bk/Pg: 44, 85	\$0

Property Address
ACADEMY RD 0980
Neighborhood
I THEYFORD

Property Class
101 One Family (< 6 acres)
TAXING DISTRICT INFORMATION

Jurisdiction 202 THEYFORD, VT

Area 202
District 1
Routing Number 10-01-44

RESIDENTIAL

VALUATION RECORD Act 68 Value Allocations

Assessment Year	04/01/2008	04/01/2012	2012	Housesite
Reason for Change				
VALUATION	157500	110610	103000	
MARKET	39610	57590	57590	
	197110	168200	160590	

Site Description

Topography: High
Public Utilities: Electric
Street or Road: Paved
Neighborhood:
Zoning: 1 Site
Rural Res 80,000 sf
Legal Acres: 3.3000
2 Residential Excess Acreage
3 Water & Septic

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
I	157500		1.00	27501.00	27501.00	35000	40% G	88000
B	39610		1.00	4500.00	4500.00	5850	40% G	7610
F	197110			15000.00	15000.00	15000	-10%	15000

NONR: NONRESIDENTIAL STATUS

Supplemental Cards
TRUE TAX VALUE

110610

Permit Number
Type

FilingDate
Est. Cost
Field Visit
Est. Sqft

Supplemental Cards
TOTAL LAND VALUE

110610

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

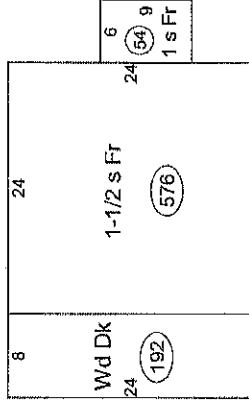
Style: Cape
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 738
 Attic: None
 Basement: None
 ROOFING
 Material: Metal Standing Seam
 Type: Gable
 Framing: Std for class
 Pitch: Not available
 FLOORING
 Slab 1.0
 Sub and joists 1.5
 Base Allowance 1.0, 1.5
 EXTERIOR COVER
 Wood Shingle 1.0, 1.5
 INTERIOR FINISH
 Typical 1.0, 1.5
 ACCOMMODATIONS
 Finished Rooms 3
 Bedrooms 1

HEATING AND AIR CONDITIONING
 Primary Heat: Direct Vented Space
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION
 Amount Date



SUMMARY OF IMPROVEMENTS

ID	Description	Value	Use	Hgt	Const	Year	Eff	Const	Year	Cond	Rate	Base	Rate	Feat-	Adj	Size or	Phys	Obsol	Market	%
					Type	Grade	Const	Year	Cond	Rate	Area	Value	Value	Depr	Depr	Adj	Comp	Value		
D	HEARTH	2000	DWELL	0.00			1940	1990	Gd	0.00	Y	0.00	0.00	1206	63290	15	0	100	100	53800

SPECIAL FEATURES

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
JED 09/26/2011	04/01/2012	Neigh 1 EX	TOTAL IMPROVEMENT VALUE 53800

(LCM: 100.00)

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Rating Soil ID	Measured Acreage	Table	Prod. Factor	Land Type	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
-or- Actual	-or- Effective	Depth	Depth	Frontage	Rate	Rate	Value	Factor	Value
Frontage	Effective	Depth	Square Feet						

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Camp
Occupancy: Single family
Story Height: 1.0
Finished Area: 362
Attic: None
Basement: None

ROOFING

Material: Metal
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and Joists: 1.0
Base Allowance: 1.0

EXTERIOR COVER

Plywood Sheathing: 1.0

INTERIOR FINISH

Typical: 1.0

ACCOMMODATIONS

Finished Rooms: 1

HEATING AND AIR CONDITIONING

Primary Heat: No Heat
Lower /Bsmt: 0
Full Part Upper: 1
No Heat: 0
362
0

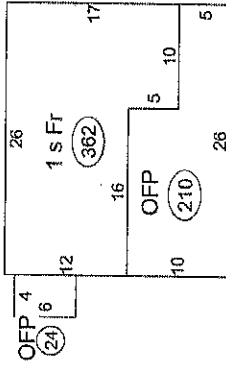
PLUMBING

0

REMODELING AND MODERNIZATION

Amount Date

01



1	Construction	Base Area	Floor Area	Sq Ft	Value
	Wood Frame	362	1.0	362	33440
				Finished	

0 Crawl ----- -960

TOTAL BASE 32480

Row Type Adjustment 1.00%
SUB-TOTAL 32480

0 Interior Finish 1260
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 0
Heating -1290
Air Condition: 0
Frame/Siding/Roof -150
No Plumbing -4144

SUB-TOTAL ONE UNIT 29156

SUB-TOTAL 0 UNITS 28156

Exterior Features

Description Value
Garages 0
Integral 0
Att Garage 0
Att Carports 0
Bsmt Garage 0
Ext Features 6420

SUB-TOTAL 34576

Quality Class/Grade LOW-

GRADE ADJUSTED VALUE 18670

(LCM: 100.00)

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Year Const	Year Eff Const	Year Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %
D 01	DWELL SHEDGP	1.00	1	Low- Fair	1940	1965	VP	0.00	N	0.00	N	0.00
					1940	1950	FF	0.00	N	0.00	NV	0.00
									8x 12	18670	71	0
										0	70	100
										0	100	0

SPECIAL FEATURES

Description Value

D 01 DWELL SHEDGP 1.00 1 Low- Fair 1940 1965 VP 0.00 N 0.00 N 0.00 N 0.00 NV 0.00 0 70 100 0

Data Collector/Date 09/26/2011
Appraiser/Date 04/01/2012
Neighborhood Neigh 1 EX
Supplemental Cards 3790
TOTAL IMPROVEMENT VALUE

ACADEMY RD 0946

Printed 01/26/2021 Card No. 1 of 1

BENJAMIN JOHN D

Tax ID 642-202-10090

TRANSFER OF OWNERSHIP

OSAO003.35 ADMINISTRATIVE INFORMATION

BENJAMIN JOHN D
1181 WILD HILL ROAD
FAIRLEE, VT 05045

PARCEL NUMBER
OSAO003.35
Parent Parcel Number

Property Address
ACADEMY RD 0946

Neighborhood
1 THETFORD

Property Class
101 One Family (< 6 acres)

TAXING DISTRICT INFORMATION
Jurisdiction 202 THETFORD, VT

Area 202
District INA
Routing Number 10-01-43

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2007	04/01/2008	04/01/2012	04/01/2014
Reason for Change			2012	2014
VALUATION	0	157500	97370	58140
MARKET	0	70390	77370	0
	0	227890	174740	58140

Site Description

Topography: Level
 Public Utilities: Electric
 Street or Road: Paved
 Neighborhood: Rural Res 80,000 sf
 Legal Acres: 0.9100

LAND DATA AND CALCULATIONS

Rating Measured Soil ID Acreage -or- Actual Effective Frontage Frontage	Table -or- Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Adjusted Rate	Extended Value	Influence Factor	Value
0.9100		1.00	53239.23	53239.23	40% G -20%	58140

Zoning: Rural Res 80,000 sf
 1 Site
 Legal Acres: 0.9100

Supplemental Cards
 TRUE TAX VALUE

58140

Permit Number
 Filing Date
 Est. Cost Field Visit
 Est. Sqft

Supplemental Cards
 TOTAL LAND VALUE

58140

10. Green Mountain Power

From: "Kmatte" <kevin.matte@greenmountainpower.com>

Date: Tue, 19 Jan 2021 10:17:32 -0800

You may or may not know... GMP is planning on installing new 3phase underground power along Academy Road from just south of the Thetford State Park all the way to the driveway area of 2553 Academy Road near the covered bridge. All customers on the Route 132 side of the covered bridge are now on the power from Norwich substation. This has helped the reliability for those customers. This large, complicated and very expensive project will improve the reliability to all customers on Academy road and roads off Academy Road. In the big picture GMP will be installing new poles to feed the overhead single phase lines off of the underground lines. If you live on that road and have questions about the project you can reach me at kevin.matte@greenmountainpower.com I have done the design for this project and worked along with the town for permission to bury along the road between the edge of the pavement and the ditch. Also my office phone is 802 748-1053 X3612

47.1	\$16512.49
48.1	\$1881.45
1.1	\$81632.89
2.1	\$4894.49
31.2	\$4509.83
1.2	\$25236.62
2.2	\$12227.32
1.3	\$849.78
1.4	\$26446.85
3.1	\$1,514,922.27



Town of Thetford Vermont

3910 Vermont Route 113 · P.O. Box 126 · Thetford Center, VT 05075
802-785-2922 · thetfordvermont.us

1
2
3 TOWN OF THETFORD
4 NOTICE OF PUBLIC HEARING
5 JANUARY 14th, 2021

6 AT&T PROPOSED TELECOMMUNICATIONS FACILITY

7 Selectboard members present: Nick Clark (Chair), Sharon Harkay, Li Shen, Steve Tofel
8 Planning Commission members; Dean Whitlock, David Forbes, Liz Cole, Didi Pershouse, James
9 Thaxton, Mike Snow

10 Total Zoom attendees:35

11 Will Dodge, Attorney from Downs, Rachlin and Martin PLLC

12
13 Nick Clark called the meeting to order at 6:03 pm.

14
15 Presentation on the proposed AT&T telecommunications facility on the Town Forest with
16 guests:

- 17 • Simon B., Centerline, site acquisition consultant
- 18 • David A., VSS, conducted balloon tests and prepared photo simulations
- 19 • Sohail U., Centerline, radio frequency engineer
- 20 • Damian S., Dewberry, civil engineer
- 21 • Beth Kohler, attorney

22
23 The purpose of this hearing is to receive a presentation from AT&T regarding the project, and to
24 accept public comments.

25
26 Attorney Will Dodge presented information about the project.

27
28 Questions and comments from the public:

29
30 Troy Thomas, whose property abuts the proposed cell tower site wanted to know the purpose of
31 the town forest and expressed concerns about proximity of the Post Mills airport. He also asked
32 if there would be a light on top of the tower, and about exposure to microwave radiation.

33 Will Dodge said they are still waiting on a report from the FAA concerning the airport, but the
34 tower is under 200 feet, which is a general rule of measurement for installation of lights. There
35 may be a light required for the crane while in use building the tower, which will probably be for
36 a week at most. No microwaves are being proposed for this site. There is no proposal for the
37 installation of new telephone poles leading to the town forest or on the town forest.

38 As for the purpose of the town forest, attorney Ed Adrian said that legally this is something that
39 the forest can be used for. Originally the property was set aside to be logged.

40
41 Troy Thomas asked if the tower would be visible from the ponds above the proposed site. Nick
42 Clark said they have been in contact with the abutter who owns the land with the ponds and
43 would leave that question for the abutter to answer.



Town of Thetford Vermont

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1 Wayne Parks said none of the photos taken on the day of the balloon test went up to the elevation
2 of his property. According to the view shed analysis, Wayne should not be able to see the tower
3 from his property.

4 Troy Thomas asked about visibility from the Fish & Game Club pond area. The tower will not be
5 seen from the pond closest to the club. When you move closer to the interior you can only see the
6 tip of the tower and that is through some very dense trees. Will Dodge said they are developing
7 protocol to make sure club activities are not interfered with.

8 Karla Bourland wanted to know if anyone looked at more, smaller towers instead of one large
9 tower. She also asked if the town retains any power over what goes on the tower in the future? Is
10 there a covenant that implies that within so many feet of this tower the land won't be cleared?

11 Attorney Dodge said that the public identified needs on the part of first responders, public safety
12 and for broadband. Smaller sites can work but usually only in conjunction with macro sites. The
13 general practice is to put up one larger tower that will allow for all needs. AT&T will own the
14 tower, but the town will manage who goes on it and when. With one larger tower that can have
15 co-location, you won't have other, bigger towers going up in other parts of town.

16 Li Shen said there had been a pretty big logging job done recently on the town forest. The area is
17 now pretty open, and the hope is for good reforestation of more trees, not fewer.

18 Rob Leitschuh, who lives ½ mile away from the proposed site, said he is concerned about the
19 radio frequency radiation. Rob also wanted to know if people are going to be able to vote on the
20 project and wondered what happened to the other sites that were being considered.

21 Attorney Dodge said the Pero Hill site would have had a bigger environmental impact as they
22 would have had to build a new access road and extend the power quite far. The amount of
23 clearing and grading was much more than what they will need to do in the town forest, as there is
24 already an access road. Attorney Dodge recommended going to the Department of Public Health
25 website for information about radio frequencies.

26 Troy Thomas asked about the service area. Attorney Dodge said there is recognition of a real
27 lack of service in Thetford and a need for better broadband. Troy will have the benefits of better
28 service where he is living. As for microwaves in the future, people need to understand they are a
29 a point-to-point link between 2 antennas. Because the line of site of this tower is limited, it's
30 unlikely that there will be any future microwaves here.

31 Attorney Ed Adrian said in response to having a vote that the town has a representative
32 democracy through the Selectboard, and in this case the Planning Commission is given the
33 opportunity to participate. These are the two public parties that will be voting whether to approve
34 the project.

35 Didi Pershouse asked if this larger tower would enable other places to have smaller ones and if it
36 would be 5G.

37 Attorney Dodge said this site has the ability to interconnect with other sites, such as the Quail
38 John Road tower, right off I-91. This project will be 4G. The main carrier will be AT&T, but the
39 tower can service T-mobile, Verizon and any others who co-locate on the tower. Emergency
40 services will switch to the federal agency FirstNet. There will also be space for their own radio
41 frequencies.

42 There was more discussion about the Post Mills airport. Attorney Dodge said when the report is
43 back from the FAA, if it is not what they are expecting, they will come back to the town.



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1 There will be some noise, similar to a window-based air conditioner unit. There is an automatic
2 30-minute kick test that happens during the middle of the day, in the middle of the week and will
3 have generator noise.

4 Karla Bourland said she is concerned that people think they will automatically have a change in
5 their cell coverage, which is not the case. Attorney Dodge said that while Verizon customers and
6 others will not have additional service unless those companies co-locate, any person will be able
7 to send a 911 call, no matter what provider they use.

8

9 Nick Clark thanked Attorney Dodge and the rest of the team for the presentation and for
10 addressing concerns.

11

12 **Motion** by Nick Clark to adjourn the special Selectboard AT&T hearing at 8:04 pm. **VOTE by**
13 **roll call; Steve Tofel – in favor, Li Shen – in favor, Sharon Harkay – in favor, Nick Clark –**
14 **in favor**

15



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Selectboard Special Meeting Anticipated Executive Session “Draft” Minutes

– Online Only –
January 15th 2021; 5:00 pm

Please note Section 6 of H.681, signed into law on March 30th, 2020, for the temporary suspension of designated physical meeting location requirements.

In attendance:

Selectboard Members: Mary Bryant, Sharon Harkay, Steve Tofel, Li Shen, Nick Clark
Town Manager Tom Yennerell
Town Clerk and Treasurer Tracy Borst
Guest Brian Monaghan, Town Counsel

Nick Clark called the meeting to order at 5:01pm

The board agreed to add to the agenda the details of an offer of employment to a candidate for Town Manager in addition to contract negotiations.

Nick Clark made a motion to find that premature public disclosure of an employment contract and contract negotiations would place the town or an individual to suffer a substantial disadvantage.

Nick Clark made a motion to enter executive session at 5:02 pm, per 1 V.S.A. §313 (a)(3) and (a) (1b) for purposes of discussing the employment contract of a candidate and contract negotiations.

Vote in favor, unanimous

Nick Clark made a motion to exit executive session at 6:18 pm. Vote in favor unanimous.

Nick Clark made a motion to authorize the Chair to negotiate an employment agreement as discussed in executive session.

Vote in favor, unanimous.

Nick Clark made a motion to authorize the Chair to negotiate an Employee Change Notice for Tom Yennerell as discussed in executive session.

Vote in favor, unanimous.

Nick Clark made a motion to adjourn at 6:20 pm.

Vote in favor, unanimous.



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Selectboard Regular Meeting

***Draft* Minutes**

– Online Only –

Wednesday, January 20, 2021 7:00 pm

Please note Section 6 of H.681, signed into law on March 30th, 2020, for the temporary suspension of designated physical meeting location requirements.

Selectboard Members present: Mary Bryant, Nick Clark (Chair), Sharon Harkay, Li Shen, Steve Tofel

Others present: Tom Yennerell (Interim Town Manager), Tracy Borst (Town Clerk/Treasurer), Martie Betts (Selectboard Assistant)

Total Zoom attendees: 40

Nick Clark called the meeting to order at 7:02 pm.

1. Agenda Review

No changes to the agenda.

2. Possible employment of a candidate for Town Manager, anticipated Executive Session, 1 V.S.A. § 313(a)(3)

Motion by Nick Clark to enter Executive Session at 7:03 pm per 1 V.S.A. § (a)(3).

VOTE unanimous (5-0-0)

Motion by Nick Clark to exit Executive Session at 7:10 pm. **VOTE unanimous (5-0-0)**

Motion by Nick Clark to approve the employment agreement for the candidate for Town Manager as amended. **VOTE unanimous (5-0-0)**

Motion by Nick Clark to authorize the Selectboard chair to sign the agreement on behalf of the Selectboard. **VOTE unanimous (5-0-0)**

Nick said once the agreement is signed an announcement to the public will be released, including to any media that requests the information.

3. Possible adoption of a letter in support of Vermont PUC Case No. 20-3984-AN, anticipated Executive Session, 1 V.S.A. § 313(a)(2)

Motion by Nick Clark to enter Executive Session per 1 V.S.A. § 313 (a)(2) and to invite the Town Manager and Town Attorney. **VOTE unanimous (5-0-0)**

Motion by Nick Clark at 7:33 pm to exit Executive Session.

Motion by Nick Clark to approve the lease with AT&T with the amendment as put forth by attorney Will Dodge in an email on January 14, 2021 at 12:10 pm. **VOTE by**

1 **roll call:** Li Shen – in favor, Mary Bryant – in favor, Steve Tofel - in favor, Sharon
2 Harkay – in favor, Nick Clark – in favor
3 **Motion** by Nick Clark to approve the letter of support for the proposed
4 telecommunications tower on the town forest.

5 Troy Thomas said his main objection is whether lights will be installed on top because
6 of the airport. Will we have a chance for public discussion after the FAA has made their
7 decision?

8 Attorney Will Dodge (on behalf of AT&T) said they would come back to the
9 Selectboard and Planning Commission if the FAA requires lighting.

10 Attorney Ed Adrian (Town attorney) said the lease that was just approved has a section
11 that states the tenant shall not cause the communications facility to require FAA
12 required tower lights. They would need to come back and make sure the tower didn't
13 require lights.

14 **VOTE by roll call:** Li Shen – in favor, Mary Bryant – in favor, Steve Tofel – in favor,
15 Sharon Harkay – in favor, Nick Clark – in favor

16 **Motion** by Nick Clark to authorize the Selectboard chair to sign letter of support.

17 **VOTE unanimous 5-0-0)**

18 **Motion** by Nick Clark to authorize Ed Adrian, attorney for the Town, to sign the lease
19 on behalf of the Town. **VOTE unanimous (5-0-0)**

20

21 **4. Public Comment**

22 Desiree Garcia shared that a group of Thetford residents concerned about recent decisions of the
23 Town Manager has formed to work collaboratively with the Selectboard concerning a Town
24 employee. The group is called Community Action in Thetford (CAT). The group believes that there
25 has been an obvious violation of the personnel policy among other issues. The group would like to
26 request time on an upcoming agenda.

27 Arthur Kahn said he also feels there were violations of the personnel policy by this same employee.

28

29 **5. Town Manager Report – Tom Yennerell**

30 Tom said most of his time has been spent in negotiations for collective bargaining agreements with
31 the DPW and Police unions.

32

33 **6. Possible appointment of Zoning Administrator**

34 The Planning Commission has made a recommendation for a Zoning Administrator to the
35 Selectboard.

36 **Motion** by Nick Clark to appoint Diane Osgood as the Zoning Administrator for a term ending
37 2024. **VOTE by roll call:** Li Shen – in favor, Steve Tofel – in favor, Sharon Harkay – in favor,
38 Mary Bryant – in favor, Nick Clark – in favor

39

40 **7. Elected Officer Personnel Policy Agreement**

41 **Motion** by Nick Clark to approve the Elected Officer Personnel Policy Agreement for the Listers
42 and everyone in the Town Clerk and Treasure office. **VOTE unanimous (5-0-0)**

43

44

45

1 **8. 2020 Audit and Possible Capital Funds Deficits**

2 Nick Clark said the General Fund grew a little bit and the Highway Fund grew a lot. There are
3 some Capital Fund deficits. The Town Hall Fund has a deficit of \$26,000 because of the new roof.
4 The Federal Highway Fund deficit is related to the Town's portion of the match for the repairs due
5 to the 2017 storm. There is a deficit for the Senior and Affordable Housing Committee Fund due to
6 the purchase of the Post Mills property, which could be offset by the sale of that land. Guardrails
7 were charged to the Paving Fund, but the auditor recommends moving the expense to the Highway
8 Paving Fund. The Trailhead and sidewalk project on Thetford Hill had one small deficit and one
9 small surplus.

10 Tracy Borst said that she received the grant funding for the Thetford Hill projects, which leaves us
11 with healthy \$26,727 surplus. Tracy believes all bills have been received for those projects.

12 **Motion** by Nick Clark to move the balance of the Trailhead and Sidewalk Fund to the Town Hall
13 Fund. **VOTE unanimous (5-0-0)**

14 **Motion** by Nick Clark to move \$103,000 from the Paving Fund to the Guardrails Line Item. **VOTE**
15 **unanimous (5-0-0)**

16 **Motion** by Nick Clark to move \$ from the Highway Fund Balance to the Federal Highway Fund.
17 **VOTE unanimous (5-0-0)**

18 **Motion** by Nick Clark to move \$100,000 from the Highway Fund Balance to the Paving Fund.
19 **VOTE unanimous (5-0-0)**

20
21 **9. Possible adoption of the 2021 Draft Budget**

22 Mary Bryant requested discussion about increasing the life insurance benefits for 9 full-time
23 employees. The process started with former Town Manager, Guy Scaife who began reviewing
24 employee benefits and saw a discrepancy of coverage. Mary has spoken with the employees who
25 have expressed a desire to have the life insurance benefits over the extra holidays. Working with
26 Tracy and assistant treasurer Kristie Wadsworth, the increase for \$25,000 in life insurance would be
27 \$720 in total for all 9 employees, or \$1100 for \$50,000 in life insurance.

28 Nick thanked Mary for her research and said both options are relatively low cost in an otherwise
29 very unpleasant budget season. Nick felt holiday benefits and life insurance are two separate
30 conversations and didn't see a reason to amend the policy concerning holidays.

31 Tom added that changing the holidays would be problematic, as he is well along on the collective
32 bargaining agreements. There should be considerations about what the collective bargaining
33 agreements will cost. The unions are asking to have pay increases across the board with all the
34 union employees.

35 Steve Tofel said if the union employees are going to be getting increases in benefits and pay but
36 non-unionized employees aren't getting either, he would be in favor of increasing the life insurance
37 benefit to at least \$25,000 for this year.

38 Nick Clark said the impact on the tax rate would be 1/30th of 1%.

39 **Motion** by Nick Clark to approve the 2021 budget as presented, with the addition of \$25,000 in life
40 insurance benefits for eligible town employees.

41 Tracy said she wasn't sure if the life insurance policy could break out union and non-union
42 employees.

43 **Motion** amended by Nick Clark to approve the 2021 budget as presented, with the addition of life
44 insurance benefits of \$25,000 for any eligible employee currently receiving life insurance benefits
45 of less than \$25,000.

46 Tracy asked if the budget has been reviewed by the Selectboard, other than the specifics discussed
47 in the meetings.

48 Li said the budget is a Google document and believes everyone on the Selectboard has reviewed it.

49 **VOTE by roll call:** Li Shen – in favor, Steve Tofel – in favor, Mary Bryant – in favor, Sharon
50 Harkay – in favor, Nick Clark – in favor

1
2 **10. Review of the Draft Warned Articles with possible adoption on 1/25/2021**

3 The Selectboard reviewed the draft warned articles.

4 There was discussion about article #3. Tracy Borst said the article should come before the town
5 when discussion and amendments could take place.

6 Tom restated the fact that this is going to impact revenue and we just approved the budget. If this
7 stays in, they are going to have to go back and adjust the anticipated revenue. Tom said he agrees
8 that this is not the year to include it on the warning.

9 Li Shen said she also agrees that there should be a discussion on the floor about this and it was not a
10 good idea to just put it on a ballot.

11 Nick said his understanding was if this fails, there's no penalty.

12 Steve said he understands that if the town doesn't vote to reduce the default stays at 8%.

13 Sharon Harkay felt that articles #8 and #9 are way too confusing to include when there won't be the
14 usual discussion.

15 Nick said there were 2 commercial abatements in which both businesses were impacted by the
16 pandemic. This option would be one more tool during the pandemic.

17 Steve said he was going on the assumption that most people won't understand it. If it passes it gives
18 the Selectboard the ability to do the tax abatement?

19 Nick said it would just come out of the budget the way our other local agreements do.

20 There was discussion about article #10. Steve said people will be confused about who gets the
21 revenue and Thetford is a border town to a state where it is illegal. These are things that would be
22 worth having a public discussion on as it is an important issue for the character of the town.

23 Li said if this article is not on the warning this year it doesn't close any doors to having it on next
24 year. Listening to all the concerns, it seems like the petitioner could get a petition together next
25 year.

26 Mary Bryant said she really appreciates Steve's thought, and there are many unanswered questions.
27 It really should be for a normal Town Meeting year.

28 Nick said it sounds like the majority of the board would like to remove it.

29 Li said once the votes all go to Australian ballot it really starts to erode Town Meeting, as a big part
30 of the town meeting is the floor vote and being able to change articles.

31 Nick summarized that he would keep articles #8 and #9, and remove #10, #11 and #12. He will get
32 more information about #3.

33
34 **11. Warrants and Minutes**

35 **Motion** by Sharon Harkay to accept the regular Selectboard meeting minutes of January 4th, 2021,
36 as edited. **VOTE unanimous (5-0-0)**

37 **Motion** by Nick Clark to accept the special Selectboard meeting minutes of January 10th, 2021, as
38 presented. **VOTE unanimous (5-0-0)**

39 **Motion** by Nick Clark to accept the regular Selectboard meeting minutes of January 11th, 2021, as
40 presented. **VOTE unanimous (5-0-0)**

41 **12. Adjourn**

42 **Motion** by Nick Clark to adjourn the regular Selectboard meeting at 9:16 pm. **VOTE unanimous**
43 **(5-0-0)**



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1 **Selectboard Regular Meeting *Draft* Minutes**
2 **– Online Only –**
3 Monday, January 25th, 2021 7:00pm

4 **Please note Section 6 of H.681, signed into law on March 30th, 2020, for the temporary**
5 **suspension of designated physical meeting location requirements.**

6 Selectboard members present: Mary Bryant, Nick Clark (Chair), Sharon Harkay, Li Shen, Steve
7 Tofel,

8 Others present: Tom Yennerell (Interim Town Manager), Brian Gazda (Incoming Town
9 Manager), Tracy Borst (Town Clerk/Treasurer), Martie Betts (Selectboard assistant)

10 Total Zoom attendees: 32

11 Nick Clark called the meeting to order at 7:00 pm.

12 **1. Selectboard reports for Town Report**

13 The Selectboard reviewed the Green Fleet Report and Vehicle Inventory. One edit was made.

14 The Selectboard reviewed the Selectboard Report.

15 The Selectboard reviewed the Budget Report, making several edits.

16

17 **2. Approval of the Town Meeting Warning**

18 There was discussion about article #3 “Shall the town set the penalty charged by the collector of
19 delinquent taxes for payments made after the due date for payment to four percent of the tax for
20 the first fifteen days, and then an additional four percent of the tax for the sixteenth day and
21 thereafter pursuant to 32 V.S.A. § 1674 (3)(B)?”

22 Li Shen said articles #8 and #9* probably warrant a discussion at a live meeting in order to
23 explain how this would actually work. Assuming that you are stabilizing someone’s taxes
24 downwards, then other people are picking up that unpaid tax. In other situations where people
25 are not paying their taxes through an appeal to the Board of Abatement, there is a real procedure
26 for that. The Board of Abatement is a much bigger board, including the Justices of the Peace and
27 the Listers, making the decision and there are very defined rules on what constitutes sufficient
28 grounds to abate taxes. This article appears to be a very loose idea that the Selectboard can take
29 action without any procedures or rules. How do people apply, and what is the criteria? Li did not
30 think there was any reason to vote on these articles this year.

31 Sharon Harkay said she knew of a business that might benefit from this, but she also has a lot of
32 reservations. Sharon wondered how this would work and how the Selectboard could avoid
33 appearing to play favorites. They would need to consider how it would impact revenue.

34 Sharon said she would like to remove articles #8 and #9.

35 Tom Yennerell said that tax stabilizations are very common and the Selectboard will have to
36 adopt policies about how people would apply, what would qualify for a stabilization, the
37 processes, and the different types of stabilizations available. The most common stabilization is



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1 deferment. People could apply to pay a reduced amount for the first five years and then start
2 paying more starting in the 6th year.
3 Mary Bryant wondered if there could be a follow-up meeting for more discussion. It's a good
4 idea but there are many details that need to be worked out.
5 Steve Tofel wondered about adding it as an article after establishing the policies for
6 implementation.
7 Nick said they wouldn't be rushing into handing out agreements. They would be doing a lot of
8 research, including its impact. Nick would be hesitant to defer a year because of the economic
9 impact of the ongoing pandemic. It's just a possible tool that we could possibly use if there was a
10 need. Having it in place doesn't mean we have to use it.
11 Sharon said after hearing Tom's explanation she feels better about leaving the articles on, as long
12 as it can be explained.
13 The articles will remain on the warning.
14
15 Public comment on the articles:
16 Liz Ryan Cole expressed concern that without an in-person Town Meeting the budget would be
17 voted down. She would like to have the Town Meeting postponed.
18 Sharon asked if Liz received the email from her explaining the reasons for the decisions the
19 Selectboard made about Town Meeting. Liz said she did but was not persuaded by those
20 arguments.
21 Li Shen added that in March we are already spending the 2021 budget. The concern is the farther
22 into the year you go, the more the approved budget and what you're already spending are going
23 to start deviating.
24 Liz Ryan Cole said the big unknown is how much assistance will be coming from other sources.
25 Nick said these discussions have already happened in at least 2 or 3 Selectboard meetings in
26 November. Nick looked into many of the towns that have postponed their meetings, and they run
27 on a fiscal calendar.
28 Tom Yennerell said there were other factors to consider as well. There are big projects that will
29 go out to bid very soon. We have to make sure we have the money to do those projects.
30 Sharon Harkay said after listening to the news and hearing about the slow rollout of the vaccine,
31 it sounds more like fall before an in-person meeting could take place. The likelihood that we can
32 have a meeting in April or May seems slim.
33 Nick added that part of the equation here is crafting a budget that the bond bank will be
34 comfortable with.
35 Li said she agreed with Sharon's point about when we could have in-person meetings. According
36 to tonight's news, unless a lot more vaccines are delivered, we won't get through the most
37 venerable people for many months, let alone the rest of us. Li doesn't expect to be able to have
38 in-person meetings for the foreseeable future.
39 Melissa Krzal agreed with Sharon that in-person meetings wouldn't take place until late summer
40 or early fall, which would put it halfway through the budget year.
41 Robin Brown also expressed concerns about not having an in-person meeting, especially in this
42 time when transparency is huge. It would be prudent to have people's voices heard. Robin asked
43 about paving Latham Road.



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1 Nick said that a surplus from the Highway Fund was just moved into the Paving Fund and
2 Latham Road should be on the project list for 2021.

3 Alexis Jetter asked Town Moderator, Mike Kiess what happened with all the ideas generated
4 during a Selectboard meeting a few weeks ago. She went away from that discussion thinking
5 there was going to be an in-person Town Meeting.

6 Mike Kiess said there was a discussion about the feasibility of holding a virtual Town Meeting
7 where people could discuss articles and then have a vote. The question is how we can be engaged
8 in articles and come to have a decision. Having a way to vote hasn't been solved. People would
9 need to be marked on the voter check list, and then there would need to be a way to accurately
10 count their vote. During the discussion, it seemed like there were a lot of creative ideas for
11 information sharing; what's in the budget and why, what are the articles and why. During this
12 pandemic time, an absentee ballot or in-person ballot is only way we have to register one vote
13 per person.

14 Alexis wondered if the answer was to separate the voting and the discussion.

15 Mike said by having a number of informational sessions, that is essentially what will be
16 happening. There will be several opportunities for discussion during Zoom informational
17 meetings, but Mike also wanted to encourage written questions and answers. Citizens can go
18 visit someone who doesn't have online access. Share information with your neighbor. Share as
19 much as you can so everyone will be prepared to submit ballots by Tuesday March 2nd by mail or
20 in Town Hall. Mike said he agreed with Robin that it is a very important time for people to feel
21 heard and to have transparency; to understand why certain things are being recommended.
22 People need to have confidence in the vote. We have a process that we trust because we know
23 it's accurate. We've done it before – in August and in November.

24 Mike reviewed the proposed schedule; Town Reports would be available electronically on
25 February 3rd and would be mailed the week of February 14th. The school reports follow a similar
26 schedule. We will be utilizing our forums like Facebook and the listserv to encourage people to
27 review the Town Reports and then share their views in writing. After the information sessions,
28 Mike said he would encourage people to talk with their neighbors. The information session for
29 the Town Warning and for a candidates' forum will be on February 22nd at 7:00 pm. The school
30 will have an informational meeting on February 23rd at 6:00 pm. The final Town Warning
31 informational hearing will be on February 27th, with the town portion from 9 – 11 am and the
32 school portion from 1 – 3 pm.

33 Liz Ryan Cole said there would still be no opportunity to make any changes this year.

34 Michael said the information sessions will be very valuable to talk about why there are the
35 suggested numbers for each purpose. The articles and budget will be a yes or no vote.

36 Nick agreed that the challenge is finding a way to check voters in and then make sure the vote
37 count is correct. The bond vote can't be separated out. We need a budget for the bond bank to
38 give us the money to fix the road. None of us asked for this pandemic and it's been an incredibly
39 difficult balancing act. As for the position of Recreation Director, that has been completely
40 removed and voters don't vote on personnel matters. A part-time Recreation Coordinator is the
41 position in the budget. We can do this because so many recreation programs have been cancelled
42 because of the pandemic. The vote is for the budget, how many tax dollars the town can raise.
43 The Town Manager makes personnel decisions within that budgeted amount.



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1 Nick said there is a window of time in statute to set the Town Warning. It either has to be
2 approved tonight or they will need to call another special meeting.
3 **Motion** by Nick Clark to approve the 2021 Thetford Town Meeting Warning as presented, and
4 to allow the Town Clerk to make any non-substantial edits. **VOTE by roll call: Li Shen – in**
5 **favor, Sharon Harkay – in favor, Mary Bryant – in favor, Steve Tofel – in favor, Nick**
6 **Clark – in favor**

7

8 3. Adjourn

9 **Motion** by Nick Clark to adjourn the regular Selectboard meeting at 8:08 pm. **VOTE**
10 **unanimous (5-0-0)**

11

12

13