



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 Thetford Town Offices (w/Virtual Attendance Option)

Monday, December 5, 2022 7:00 PM

To connect to Zoom via computer: <https://us02web.zoom.us/j/89080661986>

To connect via phone only: +1 (646) 558 8656 | Meeting ID: 890 8066 1986

7:00 PM – Call to Order

1. Agenda Review
2. Notes from the Selectboard Chair
3. Town Manager Report – Bryan Gazda
4. Public Comment
5. Appointment of Weston Martin to the Joint Thetford Energy Committee
6. Follow Up Discussion of the Lyme-Thetford Bridge: Possible Resolution Regarding Separate Pedestrian Bridge and Brainstorming Mitigation Strategies During Bridge Closure
7. Review & Continued Discussion of Agricultural Tax Stabilization
8. Warrants and Minutes
9. Anticipated Executive Session Pertaining to Employment or Evaluation of Public Officer or Employee per 1 V.S.A. § 313(3)(a)(3)
10. Adjourn

SB Meeting Schedule for December 5, 2022 through March 13th, 2023

Holidays, budget season, and elections all have an impact on our meeting schedule. Here is what Bryan, Martie, and I have figured out.

Mon., 12/5	Regular SB meeting
Mon., 12/12	Special – Dept. Budgets
Wed., 12/14	Special – Social Service Agencies' and Committees' Budgets
Mon. 12/19	Regular SB meeting and planning for Town Meeting Warning
<i>Holiday Break</i>	
Mon. 1/9	Special SB meeting (2nd Mon.)
Mon. 1/23	Special SB meeting (4th Mon.)
Mon., 2/6	Regular SB Meeting
Mon. 2/17	6 pm to 7 pm SB Meeting; 7 pm Candidates Forum; 7:30 Pre-town Information Mtg.
<i>Tues., 3/7</i>	<i>Election Day</i>
Mon., 3/13	SB's Reorganization Meeting

Marion Betts

From: Sharon Harkay <sharkay@thetfordvt.gov> on behalf of Sharon Harkay
Sent: Monday, November 28, 2022 2:36 PM
To: Marion Betts
Subject: Fwd: Joint Thetford Energy Committee Interest

----- Forwarded message -----

From: **Weston Martin** <weston.lee.martin@gmail.com>
Date: Mon, Oct 31, 2022 at 12:49 PM
Subject: Joint Thetford Energy Committee Interest
To: selectboard@thetfordvt.gov <selectboard@thetfordvt.gov>

Dear Thetford Selectboard,

My name is Weston Martin and I am interested in joining the town's energy committee. I have recently purchased a home in Thetford and I'm looking to be involved in our new community!

I currently work as an executive for Green Lantern Solar, based out of Waterbury. My job involves working with landowners, community members, and local businesses across Vermont and beyond to provide a clean energy future. With Vermont as my primary territory, I am very familiar with the regulations, committees and general attitudes towards renewable energy in the State.

Sustainability is something I'm very passionate about and being involved in the community is a way to ensure a better future for my children whom I hope will grow up taking advantage of all the natural resources Thetford and the surrounding area has to offer!

Should the committee still have an opening, I would love the opportunity to participate and answer any questions the selectboard or JTEC may have. I am also happy to send a resume to further demonstrate my qualifications.

Thank you very much for your consideration! I look forward to your response!

Respectfully,

Weston Martin
weston.lee.martin@gmail.com
719-229-3554

Marion Betts

From: nolan riegler <nolan.riegler@gmail.com> on behalf of nolan riegler
Sent: Monday, November 28, 2022 8:59 AM
To: Thetford Selectboard
Cc: Martie Betts; Bryan Gazda
Subject: Weston Martin

Categories: Selectboard, Follow Up

Hello,

Weston attended last month's Energy Committee meeting and we found his presence to be insightful and informative, we think he would be a great addition to the committee, and recommend the selectboard appoint him to their open seat.

Thanks,
Nolan Riegler

Draft: AGRICULTURAL TAX STABILIZATION

1. **Contract Terms and Criteria:**

a. Farming is defined as “the raising or harvesting of any agricultural commodities including the operation of a stock, dairy, poultry, bee, fruit, or truck farm; or plantation; ranch; nursery; range; or orchard; and income in the form of crop shares received from the use of the land.”

b.

c. The land may be owned by the farmer, or it may be leased. (Many farms acquire additional acreage through leasing.)

d.

To qualify the farmer must derive at least two-thirds (2/3) of their gross family income (including dependent children) from farming. This may be verified by submitting copies of their Federal Income Tax Return.

In the event that the farmer acquires additional agricultural lands and uses them for farming, Theftord and the farmer may amend the tax stabilization agreement to include these agricultural lands.

If the farmer trades a portion of their land for another piece of land, tax stabilization will apply to the new land as long as the farmer uses it for agriculture..

If the farmer builds a dwelling on the land covered by the agreement, then the dwelling and the two [*? or another value?*] surrounding acres shall be excluded from tax stabilization.

The Selectboard shall stabilize the farmer’s taxes on the agricultural lands according to the following formula:

[Example - can choose other % values]

- Year 1: 90% reduction of Fair Market Value .
- Year 2 : 80% “
- Year 3: 60% “
- Year 4: 40% “
- Year 5: 20% “
- Year 6: No reduction

This shall not be construed as a deferral of taxes.

The farmer shall inform the selectboard of any material changes in the ownership, occupancy or operation of the farm within thirty (30) days of the date of the change.

Withdrawal of acreage from farming shall result in a revision of the tax stabilization agreement to reflect the reduced number of acres in agriculture.



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Selectboard Regular Meeting *Draft* Minutes
Thetford Town Offices
(w/Virtual Attendance Option)
Monday, November 21, 2022 7:00 PM

Selectboard members present: Sharon Harkay (chair), Li Shen (vice-chair), Mary Bryant, David Goodrich, Steve Tofel
Others present: Town Manager Bryan Gazda, Town Clerk/Treasurer Tracy Borst
Participating community members: Jessica Eaton, Pril Hall, Jody Biddle, Edith Ham

Sharon Harkay called the meeting to order at 7:00 pm.

1. Agenda Review

No changes to the agenda.

2. Notes from the Selectboard Chair

- Reminder that all social service agencies wanting an appropriation need to submit the form, their budget and a report by December 1st.
- A letter of resignation was received on November 8th from Katherine Milligan for the Conservation Commission. The Commission and the Selectboard thank Katherine for her work on the commission and for the town.
- Next Monday there will be a public informational meeting organized by the NH DOT at 6:30 pm in Anderson Hall at Thetford Academy. They are anticipating a quorum of the Selectboard, so it has been posted. Sharon said she has reached out to Lyme Selectboard Chair to suggest a sharing of ideas for residents and businesses.
- Bryan, Tracy, and Sharon met last week to start to look at planning Town Meeting. Bryan is going to reach out to Bernice Mills, principle at TES.

3. Town Manager Report – Bryan Gazda

1. Delinquent Taxes Update

Bryan spoke with the town attorney who will be sending out demand letters for 9 parcels that have been delinquent for multiple years.

2. ATT Cell Tower Update

Bryan had an inquiry from resident about the AT&T tower and the expectation is that it will come online before the end of the year.

3. Stowell Bridge Update

There was a 2-week delay due to the weather but did close it today. Bryan is working with the postal service about mail delivery.



4. Resignation of Regional Energy Coordinator

Geoff Martin has resigned as the Regional Energy Coordinator. Bryan noted that he has enjoyed working with Geoff and he will be missed. Bryan will be meeting with EEI in early December about the HVAC system in Town Hall.

City of Lebanon, Department of Public Works

Bryan said that the fees will increase for the City of Lebanon landfill. Changes in Lebanon will also impact our recycling budget as they will no longer be accepting glass. Our hauler will now have to take it to Londonderry so the cost will increase.

4. Public Comment

No public comment.

5. Discussion on How to Assist Residents with Social and Financial Welfare Issues

Jessica Eaton, who has been the town Service Officer for about nine years, explained how the needs of people contacting her have changed and are beyond her qualifications.

There was discussion about a social worker versus a third police officer.

Pril Hall spoke about the Town Nurse and the changes in need they have been addressing.

Jody Biddle commented that the Thetford Elder Network has been working with the Bugbee Senior Center for similar interests. She said there has been frustration trying to meet the needs of some residents.

There was discussion about other towns and whether they have dealt with these issues and have ideas for a solution.

There was discussion about whether this position should be a warned article or whether the Town Manager could add the position as a town employee.

Edith Ham felt it should be a dedicated position for Thetford only.

The discussion will continue at future meetings.

6. Review and Continued Discussion of DRAFT ARPA Surveys

The Selectboard reviewed revisions to the survey and came to an agreement on the questions.

Sharon and Bryan will work together in January to create the survey.

7. Discussion and Possible Approval of Health Insurance Contribution

Bryan explained his letter and chart, which are based on non-union employees.

Motion by Steve Tofel to continue at the level of 88% town contribution to the Blue Cross/Blue Shield Platinum Plan for non-union employees. VOTE by Roll Call: Mary Bryant – in favor, Steve Tofel – in favor, Li Shen – in favor, David Goodrich – in favor, Sharon Harkay – abstain.

Motion passed (4-0-1)

8. Discussion and Possible Adoption of Traffic Ordinance Revision

Motion by Mary Bryant to approve the Traffic Ordinance Revision. VOTE by Roll Call: Mary Bryant – in favor, Steve Tofel – in favor, Li Shen – in favor, David Goodrich – opposed, Sharon Harkay – in favor.

Motion passed (4-1-0)



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9. Review and Continued Discussion of DRAFT Tax Stabilization Policy

Discussion moved to the December 5th meeting.

10. Consideration and Possible Signing of the Vermont Declaration of Inclusion

Motion by Sharon Harkay that the Selectboard sign the Vermont Declaration of Inclusion on November 21st, 2022. VOTE by Roll Call: Mary Bryant – in favor, Steve Tofel – abstain, Li Shen – in favor, David Goodrich – opposed, Sharon Harkay – in favor. **Motion passed (3-1-1)**

11. Warrants and Minutes

CT-2002-005	\$73.50
21.4	\$20,684.62
22.4	\$28,886.27
41.1	\$3,008,801.72
42.1	\$55,266.19
43.1	\$12,899.33
44.1	\$87,033.82
20.2	\$78.96
21.2	\$1,012.49
39.3	\$74,510.56
40.3	\$3,606.44
41.3	\$430,473.29
45.1	26,295.02
22.2	19,011.92
23.4	21,313.77

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Motion by Mary Bryant to accept the warrants as presented. **All in favor.**

Motion by Li Shen to accept the minutes of the regular Selectboard meeting minutes of November 7th, 2022, as amended. **All in favor.**

12. Adjourn

Motion by Steve Tofel to adjourn the meeting at 9:26 pm. **All in favor.**