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Regular Selectboard Meeting
Large Conference Room – Town Offices
Tuesday, October 24, 2017
Meeting Minutes

Members Present: Susan Shashok, Laura Asermily, Heather Seeley, Farhad Khan and Victor Nuovo. Nick Artim and Brian Carpenter were absent.

Staff Present: Town Manager Kathleen Ramsay and Director of Planning and Zoning Jennifer Murray. Also present were Tree Warden Chris Zeoli, Planning Commission members Nancy Malcolm, Steve Terry and Chris Robbins, representatives of Addison Central Teens and interested citizens.

The meeting was televised on MCTV by Jim Corbett.

1. Call to Order

Vice-Chair Susan Shashok called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Shashok said she would like to move item #13 regarding the Marble Works Condominium Association request to remove a large tree to come after item #4. Asermily made the motion to approve the agenda with the amendment, and Khan seconded the motion. The agenda was adopted as presented with 5 in favor, 2 absent. **MOTION PASSED.**

3. Approval of Minutes of October 10, 2017 Regular Selectboard Meeting

Seeley mentioned an e-mail request from Steve Dalia of McFarland Johnson, asking it be noted that S.D. Ireland was actually the contractor removing the trees on Forest Ridge Drive as part of the Airport Project, not McFarland Johnson, who is in charge of the overall project. Ramsay said that since it had actually been stated at the meeting it was McFarland Johnson, the minutes should stand, but a note added. Nuovo suggested the minutes say that they were removed by S.D. Ireland “under the direction of McFarland Johnson”. Seeley made the motion to approve the minutes as amended, and Nuovo seconded the motion. The minutes were adopted as presented with 5 in favor, 2 absent. **MOTION PASSED.**

4. Citizen Comments

[Opportunity to raise or address issues that are not otherwise included on this agenda]

There were no citizen comments.

13. Consideration of Request from the Marble Works Condominium Association for Approval of Stairway Repair and Removal of a Large Tree on or near Land on which the Town holds a Conservation Easement
(Item taken out of order)

50 Tim Williams, President of the Marble Works Condominium Association, joined the Board.
51 He said the Association owns a 5 acre parcel behind their building that they granted a
52 conservation easement to the Town, Middlebury Area Land Trust (MALT) and the Otter
53 Creek Audubon Society. He said there is an 80-ft. tree standing near the northwest corner of
54 the building in danger of falling due to severe internal decay caused by rain water infiltration
55 at the main union of the two leaders. He said if the tree should split, a large portion of the
56 tree would fall on the condominium building. He said an arborist has recommended that the
57 tree be removed and Bartlett Tree Experts are ready to do so.

58
59 Williams also stated there is a wooden stairway that runs from the back of their property,
60 through the conservation land to a grassy area by Otter Creek. He said the lower half of
61 these stairs has rotted away, so they need to either be repaired or replaced. He said MALT
62 did not feel the need to take a stand on this since there is another way to reach this grassy
63 area by walking around the power station, and the easement does call for MALT and the
64 Town to construct a path through those 5 acres. Williams said MALT has agreed to the
65 removal of the tree and either repair or removal of the stairs, so as one of the other grantees
66 of the easement, he is looking for the Town to approve these items as well.

67
68 Seeley asked if they would be replacing the tree, and Williams said they were not allowed to
69 per the easement, but there are a lot of other smaller trees growing up.

70
71 Asermily moved to approve a Selectboard letter granting permission to the Marble Works
72 Condominium Association to remove a decaying tree, and repair, remove and/or replace a
73 stairway, both within or encroaching upon the Conservation Easement abutting the west side
74 of the property. Khan seconded the motion. The motion carried with 4 in favor, 2 absent, 1
75 recusal (Nuovo). **MOTION PASSED.**

76 77 78 **5. Update on Forest Ridge Drive Post Tree-Trimming Site Remediation.**

79
80 Tree Warden Chris Zeoli reported on an October 20th site visit he and Kathleen Ramsay had
81 with VTrans representatives to view the remediation work done by S.D. Ireland. Zeoli
82 described the work done and said it was done exactly as promised. When asked if he was
83 satisfied with the work, he said he wasn't, and felt that S.D. Ireland had done the least
84 amount of work that could be done. Zeoli said he had asked about planting small trees to
85 restore the undergrowth that had been removed and was told approval was needed for this.
86 Ramsay said we should know by the November 14th Board meeting if this had been approved
87 by VTrans. Shashok asked if that would allow enough time for the trees to be planted this
88 fall, but Zeoli said it would be best to wait awhile to let the new soil to settle and grasses have
89 taken over to allow for more solid footing when planting. Ramsay will send an update to the
90 neighbors.

91 92 **6. Consider Application from American Flatbread for an Entertainment Permit.**

93
94 No application had been received from American Flatbread at the time of the meeting, so no
95 action was taken.

96
97

98 **7. Renewal of the Downtown District signed by 2/3^{ds} of the**
99 **Property Owners in the District.**

100
101 Ramsay said the Downtown Improvement District Commission had been working very hard to
102 gather the signatures of 2/3rds of the property owners in the District needed for renewal of
103 the District. She said the next step is to present the petition to the Board and for them to set
104 a public hearing for renewal of the Downtown District through the Ordinance renewal
105 process. She said a motion would be in order to have the hearing at the next Board meeting
106 on November 14th.

107
108 Asermily said she knew how hard the Commission had worked to get these signatures, and
109 she was grateful to the property owners who signed to renew the District, as there are definite
110 benefits to the Town by having it, such as the improvements to the Mill Street Parking Lot.

111
112 Asermily moved to warn a public hearing to consider the petition to re-authorize and extend
113 the levy period for the special assessment district, known as the Downtown Improvement
114 District, for an additional seven years, from July 1, 2017 to June 30, 2024. Nuovo seconded
115 the motion. The motion carried with 5 in favor, 2 absent. **MOTION PASSED.**

116
117
118 **8. Appointment of Task Force to Develop Recommendation on Aqua ViTea's**
119 **Application for Tax Stabilization & Develop Revolving Loan Fund Policy, Guidelines**
120 **and Application Materials.**

121
122 Shashok said the Board needed to appoint a Task Force to evaluate Aqua ViTea's tax
123 stabilization application and develop a Revolving Loan Fund policy and associated
124 application materials. She said since the last meeting, four individuals have come forward to
125 express their interest: Brian Bauer, Betty Nuovo, Robin Scheu and Hudson Tilford. She said
126 that they will need to get started in order to have a recommendation to the Board by the
127 November 14th meeting.

128
129 Shashok said she had spoken with Chair Brian Carpenter earlier, and his recommendation
130 was that the Task Force provides not just their decision, but their rationale behind it and the
131 normal protocol requirements from other similarly sized communities. He thought this would
132 help the Board's discussion when the decision comes back to them.

133
134 Khan wondered if four people on the Task Force was enough. Seeley said she would serve
135 on it, but wasn't sure she could in that 3 week time frame. Nuovo questioned the rush on a
136 decision, and Seeley and Shashok said a commitment had been made to AquaViTea. Nuovo
137 felt that since this was more than just a decision, but creation of a policy, he didn't want to
138 rush them. Ramsay said that the policy portion was added just now at the recommendation
139 of Carpenter, so she said the Board may want to adjust the schedule. Shashok didn't want to
140 set the group up for failure, and also didn't want AquaVitea feeling frustrated at the Town for
141 a delay.

142
143 There was discussion on whether to adjust the timeline for a decision. Nuovo felt since this
144 was a precedent-making decision, it should take more time to come up with a policy to
145 support it. Asermily said she had assumed that the existing policy would be changed by this

146 Task Force. Ramsay suggested getting the Task Force together and get them started, and
147 either come back to the Board on the 14th with a recommendation or a request for an
148 extension.

149
150 Seeley moved to appoint Brian Bauer, Betty Nuovo, Robin Scheu, Hudson Tilford and
151 Heather Seeley to the Task Force to evaluate Aqua ViTea's tax stabilization application.
152 Khan seconded the motion. The motion carried with 4 in favor, 2 absent and 1 recusal
153 (Nuovo). **MOTION PASSED.**

154 155 **9. Public Hearing on Draft Town Plan Update.**

156
157 Shashok opened the public hearing. Shashok said that under Vermont State Law, town
158 plans must be updated every five years. Middlebury's current Town Plan was adopted in
159 2012 and will expire in December of this year. She said in accordance with 24 VSA § 4385,
160 tonight the Selectboard was conducting the first of two required public hearings to receive
161 and discuss comments and questions regarding the draft 2017 updates to the 2012 plan.

162
163 Shashok went on to say the purpose of Middlebury's Town Plan is to serve as Middlebury's
164 principal policy statement regarding development, conservation, and related public
165 investments, and identifies what is important to the town, in terms of both our enduring
166 policies as well as our new goals and directions. She said the Selectboard would not be
167 making any decisions this evening regarding adoption of the 2017 Town Plan, since Statute
168 requires any changes to the draft plan the Board may wish to consider, based on what is
169 heard this evening, be entered into the public record and forwarded to the Planning
170 Commission for further review. Shashok said that if time did not permit to get all comments
171 at this meeting, a second public hearing would be held in November.

172
173 Shashok declared the hearing open and introduced Director of Planning and Zoning Jennifer
174 Murray who would review the proposed updates of the Town Plan before opening it up for
175 public comment.

176
177 Murray said that the Town Plan is the overall vision for the Town, the Master Plan that all
178 other plans are derived from. She said it has to be general enough and all encompassing to
179 give flexibility to these other plans. Murray said the current Town Plan expires in December of
180 2017, and that this is just an update, not a full re-write, which requires a lot of public input.
181 She said they will be doing a full re-write when the next Town Plan is due in eight years.
182 She went through the timeline for adoption of the Plan and how the Plan was structured and
183 organized and the historical development of the different areas. She said at the end of each
184 of the Plan sections are Goals, Strategies and Actions that are reiterated in the
185 Implementation Matrix section. The Matrix section can be used as a summary of the Town
186 Plan and to assist other groups when planning projects or be used to help with capital
187 planning.

188
189 Murray said they updated the Historical Development section to include some of the recent
190 changes in the downtown, and the Natural and Scenic Resources were updated to reference
191 the Fluvial Erosion Hazard zoning adopted in 2014, the new State Stormwater Regulations,
192 the benefits of the Current Use Program and removed some of the outdated statistical data
193 for marble and gravel quarries.

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Murray said since the local economy is in a transition phase, the Local Economy section of the Plan was changed to include good economic development concepts and the labor and workforce statistics were updated. She said there is a lot of flexibility in this section and as more visioning exercises happen as to where we want to go as a town, this section can be updated.

Murray described the Housing Section as heavy in housing, Census and sales data, and they'll use this data to create specific goals and recommendations. They did address the homeless and transition housing population that had not been in the previous Town Plan. They hope to meet with Social Service agencies in town over the next year to see what their needs are within the town.

She said the Energy Section data was updated and the Consensus Principles around energy goals for the town developed by the Solar Task Force were added as an Appendix item and referenced in this section. She said over the next couple of years they hoped to work on this section to reflect Act 174 with the help of the Energy Committee and Addison County Regional Planning. She said this may be the first section to be updated prior to the rewrite in 8 years.

Murray said the previous Transportation Section had very specific recommendations to the Public Works Department, so this time they made recommendations and added tools for what might be good for infrastructure improvements and would coordinate with land use initiatives.

She gave a brief summary of some additional sections, and said the Land Use Section is the one that will need the most work going forward, but they did update the section by removing things that were already accomplished and adding changes over the last five years.

Asermily said the summary was reflective of the many hours put into the update so thanked Murray and the Planning Commission.

John Barstow asked for clarification in the gravel resources, since it sounded like the information had been old and didn't get replaced. Murray said there's still plenty of reference to gravel resources, but the section had been very long and they had removed some information that didn't seem relevant anymore. Barstow said he was interested because the permits for new gravel pits attract a great deal of public attention, and the widespread idea is that there is a shortage of gravel and that is something to be aware of when working with the Plan.

Asermily asked if the upcoming Climate Economy event would be referenced in the Town Plan. Murray said that the event was more of a visioning exercise and not a data driven process that could be referenced. Nancy Malcolm said maybe something would come from the Climate Economy that would be used in the rewrite in 8 years.

Shashok said she liked the Matrix that designates columns for Leads, Priority and Status. She's wondering how these will match up to the priorities and goals of the Selectboard and she wonders who picks the lead, priority and status for who works on it. Murray said when working on the Matrix they looked at others from different towns and others had different

242 columns and the Planning Commission chose not to fill in the columns so other groups could
243 use them and fill them in if they wanted. Shashok was concerned about other groups setting
244 a priority that might not match the Selectboard's priorities, so she was wondering how to
245 match up these priorities. She said she didn't want some group setting up their priority,
246 which might not be a funding priority for the Selectboard. Murray said one drawback of the
247 Matrix is it looks like a laundry list of all the projects that should be completed in town and
248 that is not the intention at all. She said this is an aspirational document, and some areas,
249 such as Transportation, were scaled back from having very specific goals to be broad based
250 that encompassed the planning concepts. She hoped if some group were using the Matrix,
251 they would use it beside their own list of goals and be parallel tracking with the Plan.
252 Shashok said this is new, so she wanted to be sure they weren't working on this two different
253 ways. Murray said the Selectboard can use this Matrix at their retreat next year and if they
254 feel the Town Plan is not matching their priorities, then they need to talk to the Planning
255 Commission.

256
257 Shashok said another section that stood out to her was where the Plan talked about
258 redevelopment of the old Cole's Florist site. She said it didn't sound like the rest of the Plan
259 where very specific things had been removed and made more general, so she wondered if
260 they wanted to look at that again as it seemed very targeted.

261
262 Shashok also mentioned the section that said working on "investigating" ways to provide free
263 internet for the downtown and "developing" High Speed Internet and Broadband for the town
264 of Middlebury. She said she is a big proponent of this, but High Speed Internet and
265 Broadband is still in the investigating stage and using the word "develop" seemed more of a
266 directive.

267
268 Seeley asked about Actions 2.5.4.9 and 2.5.4.10 in the Housing Section regarding water and
269 sewer extensions to residential areas. She thought the two were conflicting and she was also
270 concerned that this had not been talked about by the Infrastructure Committee and she's
271 concerned that the Committee might not be on the same page with some of this. Malcolm
272 said those may have been in there from the last Town Plan. She said they had done some
273 rewording and changes for clarification, so she said things may look different, but they aren't.
274 Seeley said she would like to request that other Town committees have more input into the
275 updating process, because she's seeing some references to infrastructure that may not
276 match the Infrastructure Committee goals. Shashok said that members and goals of boards
277 and committees have changed over the past five years, so it might be good to check back
278 with them.

279
280 Chris Robbins pointed out that the Implementation Matrix columns were left blank because
281 these will be determined when the projects happen.

282
283 Murray said if the Selectboard has any changes it wishes to make to the Town Plan, they
284 should be made in the next couple of weeks so they're made before the next Public Hearing.
285 Shashok said to take a look at all the comments made at this meeting and they'd see each
286 other at the next hearing. Ramsay said it would be good to gather these all up for the rewrite
287 of the Plan and work on the Matrix priorities.

288

289 Seeley moved to close the hearing, and Nuovo seconded the motion. The motion carried
290 with 5 in favor, 2 absent. **MOTION PASSED.**

291
292 Shashok said the second Selectboard Public Hearing is scheduled to coincide with the
293 Selectboard's meeting on Tuesday, November 28th, beginning at 7:00 p.m.

294
295 **10. John Barstow and Al Zaccor, Addison Central Teens**
296 **Regarding Long-Term Stability of the Teen Center.**

297
298 Al Zaccor, President of Addison Central Teens (ACT), the Board that oversees the
299 Middlebury Teen Center, joined the Board and introduced the others in the audience; ACT
300 Board member John Barstow, Rik Poduschnick and Donna Bailey from the Parent Child
301 Center and founding members of the Teen Center, Pat Chase and Emily Joselson.

302
303 He said they were before the Board to ask the Selectboard approve having the Town
304 Manager work with ACT to explore the possibility of a merger of the Teen Center with the
305 Recreation Department. He said ACT provides a safe place for kids in grades 7-10 to go
306 after school and provides wholesome activities and events for the teens to participate in, and
307 this is available for teens from all towns in the Addison Central School District (ACSD). He
308 said they are an Incorporated Organization, but not a 501c3, so the Parent Child Center acts
309 as their fiscal agent.

310
311 Zaccor said over ½ of the funds come from Middlebury, with \$30,000 in tax dollars as well as
312 \$32,000 in-kind services, such as providing them the space and covering utilities. The
313 remainder of their budget is covered by funds from the other towns, fundraising, grants and
314 one major donor. He said the major donor has informed them that their funding will be
315 reduced each year going forward, so it is for this reason they are exploring other options. He
316 wanted to point out, however, that this donor still supports ACT fully, but it is common
317 philanthropic practice to not let an organization rely too heavily on any one donor, so the
318 funds have begun being tapered off, and this is what has led them to look at the long-term
319 sustainability of the Teen Center.

320
321 Zaccor said their first thought was fund raising, but there is a lot of competition for these
322 funds from other non-profits. He said the Parent Child Center has offered critical support
323 over the last 10 years, but it was never intended to be under their purview that long, and they
324 too do fund raising, so they'd be competing against them. He said they had looked into
325 becoming a 501c3, but this actually costs more and does not provide stability for staff whose
326 salary would be dependent on fundraising. He said they are also exploring coming under
327 other organizations, such as the Girls and Boys Club or Vermont Community Foundation, and
328 a sub-committee has been formed to look into these options.

329
330 Zaccor said at this time, however, merging with the Recreation Department is the favored
331 option, and one that is not new and has been discussed before. He said under this scenario
332 it would provide stability to staff and ensure the doors would still remain open, but fundraising
333 would continue to happen for programming. He said the Board feels that the Teen Center is
334 a core social service function and not an option, and that it's a successful and growing
335 program. He said they also feel that Middlebury already provides a majority of the financial
336 support of the Teen Center, and it would be a good fit with the Recreation Department since

337 the Teen Center programs address a gap in the Recreation Department's program offerings
338 for teens.

339
340 Zaccor finalized his presentation by saying he hoped the Board would support allowing the
341 Town Manager to work with staff to explore the possibility and put all the details together so
342 the Selectboard can make an informed decision.

343
344 Khan asked how the Recreation Department felt about merging with the Teen Center.
345 Ramsay said she thought that was one of the things that would need to be explored further
346 and would certainly be a key component and the first question they'd look at. John Barstow
347 said when this was discussed earlier, Recreation Director Terri Arnold had expressed
348 enthusiasm for it since she had worked with teens in her job before she was in Middlebury
349 and agreed there was a need for more teen programs. He did point out he had not spoken to
350 her about this since then, so wasn't sure what her thoughts were now.

351
352 Nuovo felt ACT was very important and served pre-teens and teens at a very critical point in
353 their lives. He did feel, however, that there are teens from surrounding towns as well that
354 attend ACT and go to the schools here, so those towns needed to contribute and carry their
355 share of the expenses as well. He felt this was something that should be explored further.
356 Zaccor said they expect to go back to these towns for additional funding proportionately.
357 Seeley said she felt it was very important work, but of all the money ACT receives from
358 Middlebury and the other towns, Middlebury already pays 86% while only 60% of Teen
359 Center participants are Middlebury students. She said other towns aren't contributing their
360 fair share now, so she's worried that if this merger happens it will be yet another program
361 enjoyed by other town residents at the expense of Middlebury taxpayers. She said for her to
362 support this going forward, it needs to be more levelly funded by the surrounding
363 communities.

364
365 Asermily said she echoes much of what Seeley said, yet she likes the location of the Teen
366 Center at the Recreation Park and schools. She wondered since this is an after school
367 program, had they thought of being connected with the school district. Zaccor said there are
368 no other models like that, so it would have to be explored. Zaccor said if the partnered with
369 the Girls and Boys Club of Vergennes, the Middlebury site would be a branch of that group,
370 so it isn't their first option, but they are still looking into it. Asermily asked about the stress
371 with the Parent Child Center. Donna Bailey of the Parent Child Center said there is no stress
372 with the Teen Center and they've been proud to be a part of it, but after a decade of them
373 being under their financial umbrella it was time to separate.

374
375 Asermily asked about the staff future for the Teen Center. Zaccor said they have had a full-
376 time Director and half-time Program Coordinator and have been working at increasing their
377 program offerings and recruiting 6th graders into the program. Asermily said the Recreation
378 Department had just hired a part-time Program Coordinator, and Zaccor said he thought
379 there were some duplications within the Teen Center and Recreation Department that could
380 be some savings in staff, but those would need to be explored.

381
382 Nuovo referred back to Seeley's statement and agreed that if this merger happens it cannot
383 become Middlebury's burden. He said the neighboring towns have as heavy a responsibility
384 to their children as Middlebury does, so they need to contribute.

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Shashok said she also supports the Teen Center but has the same concerns as the others. She also said the fundraising challenge will still be there, and she cautioned that it could be the current Teen Center staffing might change if it became part of the Recreation Department. Zaccor said they totally understand that it might not look the same as it does now. Barstow said he felt it was important that the Teen Center remain Addison Central Teens, since some surrounding towns feel some resentment for Middlebury seeming to get everything, and they fully expect to continue fund raising by possibly forming an advisory board of people who really want to focus on teens. He thought if it could be worked out it would be something to be proud of, and could eventually help pay for itself with programming fees. Barstow also thanked the Board for their fundamental understanding of how important this program is.

Nuovo made the motion to authorize Town Manager Kathleen Ramsay to explore jointly with Addison Central Teens a merger of the Teen Center into the Recreation Department. Khan seconded the motion. The motion passed with 5 in favor, 2 absent. **MOTION PASSED.**

Seeley commented that one of the first things they explore is if there are any limitations in having the Town receive funds from other towns and fund raising money. She said she realizes there are costs in becoming a 501c3, but this may need to happen in order to raise funds, similar to the Fire Department's separate 501c3 fund.

11. Appointment of Health Officer and Deputy Health Office

Shashok said this is simply renewing the appointments of two town staff members who are doing a great job already.

Asermily moved to make a recommendation to the Vermont Commissioner of Health that Middlebury Town Health Officer Tom Scanlon be re-appointed for another three-year term, beginning November 1, 2017. Nuovo seconded the motion. The motion carried with 5 in favor, 2 absent. **MOTION PASSED.**

Asermily also moved to make a recommendation to the Vermont Commissioner of Health that Middlebury Deputy Town Health Officer Dustin Hunt be re-appointed for another three-year term, beginning November 1, 2017. Nuovo seconded the motion. The motion carried with 5 in favor, 2 absent. **MOTION PASSED.**

12. Consideration of Donation of 1.3 acres on Creek Road to the Town by the Bascom Family

Ramsay said a couple of years ago the Bascom Family came to the Board with a donation of a parcel, and this is another parcel at the south end of Creek Road near the gate where it intersects with Three Mile Bridge Road and Creek Road. She said Town Counsel has prepared a donation agreement that specifies, among other conditions requested by the Estate, that the Town will pay all recording fees up to \$1,000 in exchange for the parcel. Shashok said she liked the fact the Town would now own both sides of the road where the Three Mile Bridge Road used to be, which would be helpful in case the Town decided to do something there in the future

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Khan made the motion to authorize Town Manager Kathleen Ramsay to sign the Donation Agreement with the Estate of Charles H. Bascom Sr. regarding the transfer of a 1.3-acre parcel of land owned by the Estate near Three Mile Bridge and Creek Road. Nuovo seconded the motion. The motion carried with 5 in favor, 2 absent. **MOTION PASSED.**

14. Approval of Check Warrants

Khan said he had checked the warrant and everything was in order. Khan moved to approve total expenditures in the amount of \$654,938.91, consisting of \$564,634.37 for accounts payable, and \$90,314.54 for payroll, for the period October 11, 2017 through October 24, 2017. The motion carried with 5 in favor, 2 absent. **MOTION PASSED.**

15. Town Manager's Report

15.a. Special Town Meeting, November 6 & 7, 2017.

Ramsay reminded the Board of the Special Town Meeting scheduled for Monday, November 6th, at 7:00 p.m. at Mary Hogan School to consider the Vermont Gas easement deed as approved by the Board on June 27, 2017 to convey three land easements to Vermont Gas. She said voting will take place on Tuesday, November 7th, at the Town Offices, from 7:00 a.m. – 7:00 p.m., but early voting has already begun and ballots are available at the Town Clerk's Office.

15.b Update on Proposed ACTR Bus Stop on Main Street.

Ramsay said at the October 10th meeting the Board had several concerns about the proposed ACTR bus stop on Main Street. She said some adjustments to the plan have been made and trial runs will begin based on these revised plans.

16. Board Member Concerns

Asermily said Button Up Day will be happening before the next Selectboard meeting and it is a day for everyone to look at their homes for energy efficiencies they could make. She said as part of a Button Up Vermont Grant, the Energy Committee received free light bulbs that will be used as part of a program 3rd and 4th graders event at Mary Hogan School and students can get free LED light bulbs by looking at the lighting in their homes and classroom.

Seeley mentioned the editorial in the Independent by Paul Ralston that mentions putting work-force housing on Exchange Street, and she has a lot of concerns about that. Ramsay said that is one of the areas that will be looked at by the Planning Office when looking at neighborhood planning. Seeley said it doesn't make sense to put work-force housing in an area zoned for commercial/industrial uses that are not considered desirable in other residential zones. Asermily thought that they might be looking at "pockets" of mixed uses where housing might work. Nuovo said the statement reminded him of the Industrial Revolution when industries wanted workers living close by, and he thought that if they reconsider the use of the space and there's justification for housing, it should be mixed housing and not specific for "workers". He said when the Town created the Industrial Park it

481 was to keep it out of other areas and we need to be very careful about what happens there.
482 Seeley said she can see a future request to limit truck traffic on Exchange Street because of
483 the residences and kids walking to school, yet the industries need the trucks. She said she
484 just doesn't see this as a good mix.

485
486 Shashok said she did not know of any businesses who have stepped up to pay for the 3rd link
487 of the Exchange Street sidewalk as Ralston stated in his letter, so if they are out there, we
488 need to hear from them.

489

490

19. Adjourn

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492 The meeting adjourned at 9:03 p.m. upon motion by Nuovo, seconded by Khan.

493

494 The next regular meeting of the Middlebury Selectboard will be Tuesday, November 14, 2017
495 in the Town Offices at 77 Main Street.

496

497 Respectfully submitted,

498 Beth Dow