

**Town of Winhall Selectboard**  
**Meeting Minutes for Wednesday, October 16, 2024**

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**PRESENT:** Stuart Coleman; Bill Schwartz; Julie Isaacs; Lucia Wing (Secretary); Lissa Stark (Town Administrator); Trevor Dryden (Roads); Scott Bushee (Facilities); Elizabeth Grant (Town Clerk); Jake LaCasse (Police)

**MEMBERS OF THE PUBLIC:** Hannah Gianotti; Laura Gianotti; Dave Cotton (architect)

**CALL TO ORDER:** Coleman called the meeting to order at 5:30 PM at the Town Hall in Bondville.

**PUBLIC COMMENTS:** (None)

**HIGHWAY DEPARTMENT & ACCESS ROAD REPORT:**

Dryden reported the Highway Dept. was busy getting ready for winter: sand, salt, gravel sheds full; and winter tires installed on plows. Downed trees on Upper Taylor Hill had been cleared along with others; he was working on the upcoming budget. He brought up the next phase per the lower portion of the Access Road which included culvert location and prices along with the engineer review; discussion followed about other pending highway projects.

**ACCESS PERMITS:** (None)

**TRANSFER STATION, FIRE & FACILITIES REPORT:**

1) Bushee reported the recently hired Transfer Station employee was in-training, liked, and learning. The Transfer Station was running smoothly. Bushee had met with the new elevator company who had inspected elevators including Town Hall and Community Center. The heat was on in the garage and working.

2) Bushee reported he had received (4) RFP Phase I proposals for a feasibility study relative to the Fire Station building. Those were Goldstone Architecture, Northeast Collaborative Architects, Bread Loaf Corporation, and Cotton-Belaski Architectural Services. The Selectboard agreed to include Bread Loaf who had submitted their proposal late; ***Schwartz made the motion to allow Bread Loaf's proposal to be considered; seconded by Isaacs; unanimous.*** Discussion followed relative to proposal costs, timelines, and qualifications. Dave Cotton, representing Cotton-Belaski Architectural Services, spoke about schematic designs, bonds, another meeting with company reps, and more time for review. ***To allow more time for review, Isaacs made the motion to postpone making a decision about which firm to hire until the 11/6 Selectboard meeting; seconded by Schwartz; unanimous.***

**WEBSITE UPDATE:** In process

**SHORT-TERM TERM RENTAL ORDINANCE: UPDATE:**

After discussion, ***Isaacs made the motion authorizing the Town Administrator to send the STR Ordinance "draft" to VLCT for review and comment and to oversee accrued expenses; seconded by Coleman; unanimous.*** Discussion followed.

**TOWN PLAN UPDATE:**

Matt Bachler (WRC) was in process of applying to the State for the Village Center Designation. Final discussion of the Town Plan rewrite was scheduled for the WPC meeting on 10/23, at which time, a Planning Commission Hearing would be scheduled for 12/18/24 and a Selectboard Hearing in January per protocol.

**AFFORDABLE HOUSING/WASTEWATER UPDATE:**

Hannah Gianotti came before the Selectboard to discuss next steps relative to affordable housing in Winhall. The Housing Assessment reported that 353 new housing units would be needed in Winhall over the next sixteen (16)

years. Housing was a national problem. Discussion included the inability of families and working people to find secure housing; funding and grants; incentivizing the private sector; areas that might be suitable for affordable housing units; developing multi-family dwellings versus single-family; investigating the possibility of using Green Mt National Forest land; sewer limitations; feasibility studies; subsidized housing; community land trusts; deed restrictions; models outside of Vermont; and the difficulty of housing in small towns. The Selectboard thanked Gianotti for her presentation and interest.

**TOWN TREASURER REPORT:** FYI

**ARPA FUNDING:** The Selectboard had discussed using some ARPA funding for windows and trim at the Town Hall. ARPA funds might also be used for affordable housing needs and feasibility studies. Discussion followed about setting up a reserve fund for housing as a budget line item. ARPA funds needed to be earmarked by December, 2024.

**NEW BUSINESS:** The Selectboard discussed increasing the Board to five (5) members. It would need to be voted at Town Meeting in March.

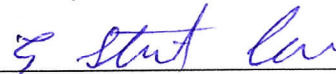
**ADMINISTRATIVE:** Coleman remarked on an email from a Winhall resident about the cost and installation of Knox boxes per the Alarm Ordinance; discussion followed. Audit reports were tabled until the following meeting.

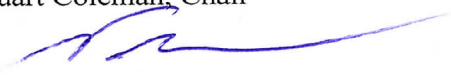
**APPROVAL OF PAST MEETING MINUTES:** The meeting minutes of 10/2/24 were approved as presented; *motion by Isaacs; seconded by Schwartz; unanimous.*

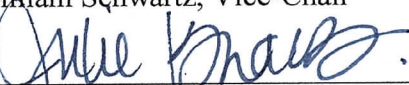
**WARRANTS:** After review, the Selectboard approved warrant 10/16/24 as presented; *motion by Schwartz; seconded by Isaacs; unanimous.*

As there was no other business, the meeting was adjourned at 7:55 PM; *motion by Schwartz; seconded by Isaacs; unanimous.*

Lucia Wing,  
Secretary Winhall Selectboard

  
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Stuart Coleman, Chair

  
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William Schwartz, Vice-Chair

  
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Julie Isaacs, Member