

Town of Winhall Selectboard
Meeting Minutes for Wednesday, November 6, 2024

PRESENT: Stuart Coleman; Bill Schwartz; Julie Isaacs; Lissa Stark (Town Administrator); Lucia Wing (Secretary); Scott Bushee (Facilities), Trevor Dryden (Roads); Chief Tienken & Jacob Lacasse (Police), Elizabeth Grant (Town Clerk), Al Bilka (Ass. Town Treasurer)

MEMBERS OF THE PUBLIC: Jeff Goldstone, Laura Gianotti, Jason Pomeroy, Tom Mann

CALL TO ORDER: Coleman opened the Selectboard meeting at 5:30 PM.

PUBLIC COMMENTS: Jason Pomeroy, Winhall homeowner, came before the Selectboard to discuss the current status of short-term rentals in Winhall. Pomeroy was a member of VTSTRA (VT Short-Term Rental Alliance) and stated was not against STR regulation. Schwartz spoke and gave an overview of the STR Ordinance under review by the Selectboard. Concerns for the Town were wastewater, occupancy, garbage, noise, parking, safety, and agent contacts. Pomeroy agreed with all the concerns of the Town also voiced by VTSTRA in their "Policy Guide for Vermont Municipalities." Discussion followed about the importance of all safety measures including alarm and Knox box updates. The Selectboard thanked Pomeroy for his comments.

LIQUOR CONTROL BOARD: At 5:50 PM the SB recessed the Selectboard meeting and entered the Liquor Control Board meeting. After review, the Board approved a license for River Road Eatery for a 1st & 3rd liquor license; motion by Isaacs; seconded by Schwartz; unanimous. The SB reopened its meeting at 5:55 PM.

PAYROLL/WARRANTS: After review, the Selectboard approved warrant 11/6/24 as amended; *motion by Isaacs; seconded by Schwartz; unanimous.* Discussion followed relative to the Fuller invoice for final paving on the Access Road split between the Town and Stratton Corp.

POLICE DEPARTMENT REPORT: Chief Tienken and the Selectboard discussed the police report for October to include traffic tickets & warnings; vehicle accidents; property watch; alarms; animal control matters; and medical & agency assists in and around Winhall and Stratton Mt, Resort. Chief reported the month of October was mostly quiet but there were some arrests; a lost person found; police officer training; Police Chief conference; new officer training followed by attendance at the police academy; and the addition of body and cruiser cameras.

AWARD PUBLIC SAFETY FACILITY DESIGN CONTRACT: Isaacs presented the four (4) bids relative to architectural upgrades to the Firehouse building. Isaacs explained she he has spent much in-depth time studying the bids. The bids included Cotton Architects, Goldstone, NCA, and Bread Loaf architectural firms. Discussion included references, cost & fees, conceptual design & schematics, feasibility, sustainability focuses timelines, and scope of service. Jeff Goldstone spoke about what his company represented and how it worked. After review, *Isaacs made the motion to hire Goldstone @ \$32,000; seconded by Schwartz; unanimous.* The Town Administrator would work out the details of the contract. The Board thanked Goldstone for his presentation and Isaacs for her thorough review of the all four bids.

ALARM ORDINANCE DISCUSSION: *Tom Mann*, a Winhall homeowner on Hunker Road, came before the Selectboard to discuss Knox box installation, how it operated, cost, and safety & security concerns. Coleman explained to Mann how the Knox box system worked and why it was so important for property and residence protection. Mann thanked the Board for their explanation.

HIGHWAY DEPARTMENT: AWARD ROAD SALT CONTRACT: After review of the two (2) salt bids submitted by American Salt @\$89 per ton and Appalachian @\$91.60 per, the Selectboard awarded the contract to Appalachian; *motion by Schwartz; seconded by Isaacs; unanimous.* Discussion followed about problems with the backhoe which was getting repaired. Dryden added he would like to hire Gary Rappanotti, surveyor & Everett

Engineering, to take a look at the bridge/culvert on Winhall Hollow Road located near John Spencer and the Benson Fuller/Upper Taylor Road intersection. The Selectboard responded move forward.

EXECUTIVE SESSION: At 7:08 PM the Selectboard voted to go into executive session to discuss Transfer Station personnel matters; *motion by Schwartz; seconded by Isaacs; unanimous.* At 7:20 PM the SB voted to come out of executive session; *motion by Isaacs; seconded by Schwartz; unanimous.* Out of executive session *Schwartz made the motion to increase the newly hired part-time Transfer Station employee's hours up to 23 per week; seconded by Isaacs; unanimous.*

ACCESS PERMITS: (none)

WINHALL WEBSITE: Isaacs responded to the status of the Winhall website and who should be trained to edit content on it. She suggested Doug Poulter, Al Bilka, Scott Bushee, Deb Avison, and the Police Administrator, Ashley. The selectboard agreed to pay the website company an additional \$875 to "migrate all documents."

AFFORDABLE HOUSING/WASTEWATER/GRANTS: FYI

ARPA FUNDING: Isaacs recommended using ARPA funds for the Firehouse, Town Hall windows, and affordable housing matters.

TOWN PLAN & VILLAGE CENTER DESIGNATION: Wing reported the Town Plan per protocol had been finalized, abutting towns notified, and a public hearing scheduled for the Planning Commission December 4th. The Selectboard would hold their public hearing early in January prior to adopting the Town Plan. Matt Bachler planned to apply for the Village Center Designation and the conclusion of the process.

BUDGET 2025/2026: The Selectboard agreed to hold a Budget meeting on Saturday, 11/23/24 starting at 8AM. Discussion followed about adding an Article to Town Meeting to increase Justices of the Peace from five (5) member to seven (7) members.


CORRESPONDENCE: As the Cannabis Control Board, the Selectboard had received by email a copy of a retail cannabis application submitted by Jessica Crandall, #98 VT Route 30 to the State of Vermont. To date there had been no movement to comply with the existing Conditional Use Permit issued by the Zoning Board of Adjustment. The Town Administrator, per the Selectboard's authorization, would respond to the email; *motion by Schwartz; seconded by Isaacs; unanimous.*


SHORT-TERM RENTAL ORDINANCE UPDATE: Schwartz reported VLCT would not review the current STR Ordinance and suggested contacting their Town Attorney. After discussion, the Selectboard agreed to finalize the STR Ordinance at the following meeting, approve it, and post it on the website. Discussion followed relative to an RFP to hire an STR Administrator.

APPROVAL OF PAST MEETING MINUTE(S): After review, the Selectboard approved the meeting minutes of 10/16/24 as presented; *motion by Isaacs; seconded by Schwartz; unanimous.*

As there was no other business, the meeting was adjourned at 7:30 PM; *motion by Schwartz; seconded by Isaacs; unanimous.*

Lucia Wing, Secretary Winhall Selectboard


Stuart Coleman, Chair


Willam Schwartz, Vice-Chair

Julie Isaacs, Member