

Selectboard Meeting September 13, 2023
Town Office, 227 Justin Morrill Hwy, Strafford, 05072

Selectboard participants- John Freitag, Brian Johnson, Jeff Solsaa, Hannah Levinger, David Paganelli

Other participants in person- Martha Walke, Donald Graham, Rocky Fuller, Curt Albee, Stephanie Stayton

Participants via Zoom- Kyle Katz, Peder Rule, Steve Kredell

Meeting called to order 6:02 pm

1. Guidelines for Selectboard conduct read

2. Public Concerns

Jeff would like to express his disappointment in the Vermont State Police for a disservice they did to one of Strafford's residents on Saturday September 9th. They did not send any mental health professionals and exacerbated an incident.

3. Review and Approve Minutes

Minutes from Special Selectboard Meeting on September 6 were unanimously approved

4. Town Office Project

Peder Rule via Skype explained that we should hear back about the CDS grant next month. Curt Albee asked about the schematic level drawing that is needed to proceed with other grant applications and Steve Kredell (from GBA) and Peder Rule decided to speak to each other regarding what information GBA has and how it can be used for future grant applications. John agreed to ask Tom Otterman for a mylar model.

Jeff Solsaa updated the board on ECFiber and the hub being added to the back of the Town Office building.

5. Highways

Rte 132 is up and running! Thank you to Jeff Solsaa, Lisa Bragg, and the town road crew. Jeff met with Scott Jensen regarding the bridge on Freeman road and discussed a proposal for relocating it upstream of its current location. The first step is to ask Meredith Kendall for her permission to build a tiny part on her land and then send out requests for proposals.

Jeff moved for the board to give the road foreman the authority to hire Alan Raul for two weeks of grading at the cost of \$5000/week. The board unanimously voted to approve this motion.

Ed Eastman spent the weekend taking care of traffic on Miller Pond Road while work was being done. The State allocated \$237.30 for this work. Jeff moved to give Ed Eastman the entirety of the amount allocated. All were in favor.

BlackTop has issued their final bill for paving 132.

The next move regarding Bridge 30 is to put out RFPs and get itemized details about the work. Steohanie will apply for another TAP grant for the project.

Blue Mountain has finished their road work on Kibling Hill and are now working on the ditches on Coburn Road.

6. Unlicensed Dogs

Two owners remain with unlicensed or unvaccinated dogs. Courtney will send a letter via certified mail.

7. Liaison Updates
none

8. Correspondence
Kate Cassidy wrote in to the Selectboard regarding neighborhood dogs and John Freitag will respond personally.

9. Stanley Property Update
David will speak with Tom Otterman regarding the Stanley property.

10. Unified ByLaws and Floor Hazard Ordinance
David moved to change the density provision for mobile homes in the town bylaws. David made a motion to edit section 3.14.2 in the town bylaws by increasing the minimum lot size from 8000 sq ft to 22,000 sq ft. Brian seconded the motion. Brian, John, and David voted for the motion, Hannah and Jeff voted against. The motion passed.

Section 3.14.2 of the town bylaws now reads:

A minimum of 22,000 square feet lot area shall be provided for each mobile home in each mobile home park, including at least 13,750 feet for each mobile home site plus at least 8,250 square feet for each mobile home in common open space, exclusive of roads. Such open space shall be accessible to all residents of the mobile home park, and shall have a minimum dimension of 60 feet.

Jeff moved to change the wording of 3.11 from “up to two accessory dwelling units” to “multiple accessory dwelling units”. John seconded the motion. Jeff voted for the motion, Hannah, Brian, David, and John voted against. The motion did not pass.

Jeff moved to change the wording in 3.11 from “An administrative permit is not required for an accessory dwelling unit located in a single family residence so long as the building footprint (accepting steps/new entryway) and number of bedrooms is unchanged” to “An administrative permit is not required for an accessory dwelling unit located in a single family residence so long as the building footprint (accepting steps/new entryway) remains unchanged and continues to meet septic requirements”. Hannah seconded the motion. All members voted for the motion. The motion passed.

Jeff moved to change the boundaries in section 4.5.1 from 300 to 600 feet on each side of the center line on designated roads. Brian seconded the motion. David voted against the motion, Hannah, John, Jeff, and Brian voted for it. The motion passed.

The board moved to change a spelling error in section 4.5.5 from “RV” to “RVC”. The motion was unanimously approved.

Jeff moved to strike bullet 1 in section 5.2 which reads “The owner of the enterprise shall work on the property.” Brian and Jeff voted for the motion, Hannah, David, and John voted against it. The motion did not pass.

The board moved to change a grammatical error in section 7.1 from “A landowner, or his or her authorized representative, must...” to “a landowner or authorized representative must...” The board unanimously approved the motion.

The board moved to update the definition of ACCESSORY BUILDING OR ACCESSORY USE from saying “there can only be one” to “there can only be two” to align with the ... in section 3.11 of the bylaws. The board unanimously passed the motion.

The board moved to update the definition of HOME OCCUPATION from saying “by a resident at his or her residence” to “by a resident at the residence”. The board unanimously passed the motion.

Flood Hazard Ordinance

John moved to strike the “two feet above base flood elevation” requirement everywhere it is mentioned in the Flood Hazard Ordinance. Jeff seconded the motion. The board unanimously passed the motion.

Jeff moved that New Structures in Section III.1 move from being categorized as “prohibited” in the River Corridor and the Flood Hazard Areas to “conditional”. Brian seconded the motion. Jeff, John, and Brian voted to approve the motion, Hannah and David voted against the motion. The motion passed.

At 9:30 pm Hannah and Kyle (via Zoom) had to leave the meeting.
This part of the minutes respectfully submitted,

Hannah Levinger

Additions to the Draft Minutes of the September 13, 2023 Selectboard Meeting taken after Hannah Levinger left the meeting at 9:35 pm.

Continuing the review of the Flood Hazard Ordinance

On page 4 - Section C h. was discussed and keep in as presented

On page 9

Section D 4 – a and b. A motion was made and seconded to strike section a and to strike section b if that was possible to do and still in TRORC felt the Ordinance would still meet the requirements needed. Solsaa, Johnson, Freitag aye Paganelli nay.

Motion passed.

Section E. - 1 and 1 a. all voted to strike this from the Ordinance

On page 11

Section E. d and e all voted to strike this form the Ordinance

On page 12 – Section F b all voted to strike this from the Ordinance

On page 16 and 17 - 3 discussed and decided to keep in as presented.

The review of the Flood Hazard Ordinance and Bylaws was completed.

A motion was made and seconded to approve the Unified Bylaw as amended by the Selectboard. Paganelli, Johnson, Freitag yea, Solsaa nay. Motion passed. Solsaa asked that it be included in

the minutes that while he supports the Unified Bylaw, his vote nay reflects his desire to see more growth in town.

A motion was made and seconded to approve the Flood Hazard Area Zoning Ordinance.

All voted in favor.

A motion was made to give authority to Kyle Katz from TRORC and Town Clerk Lisa Bragg in coordination with Selectboard Chair John Freitag to develop and take the steps needed to bring the Unified ByLaw and Flood Hazard Ordinance to a vote by the Town.

All approved.

A motion was made to adjourn and approved and the meeting ended at 10:02pm

Respectfully submitted,

John Freitag