MINUTES FOR TOWN INFORMATION MEETING
February 22, 2022

Select Board Attendees: Jared Cadwell (Jared), Chuck Martel (Chuck), Michael Jordan (Mike)
Town Clerk/SB Assistant: Patti Lewis
Minutes Taker: Betsy Carter
Meeting Administrator: Rachel Wylie
Zoning Administrator: Hanna Neill
Guests: MRVTV, Shevonne Travers, GS Edwards, Rep Carrie Dolan, Ky Koitzsch, Lisa Loomis, Marian Petrides, Lisa Koitzsch, Karen Sauther, Char & Chuck Clarke, Ed Read, Eric Friedman, Craig Snell, Ted Savage, Holliday Rayfield, Katherine Cadwell, Beverly McMullen, Danielle Hampton, Rick Rayfield, SS(?), Don Simonini, Alice Rodgers, Wendy and Ben Bridgewater, Jonathan Fenton, Sally Dwyer, Molly Bagnato, Eve Silverman, Gene Scaperotta, Laura Bailey, David's Galaxy S9, Peter Colgan, Alice Rodgers, Doug Mosle, Brad Long, Shane Mullen, Corrie Miller

1. **Meeting called to order at 6pm**
2. **Open Meeting – Jared Cadwell**
   i. This is the 218th meeting of the town of Fayston. Tonight's meeting is not legislative but rather informational only. All articles will be voted on via Australian ballot on March 1.
   ii. Recognition of Fayston residents who passed away in 2021.
3. **Meeting Administrator Instructions - Rachel Wylie**
   i. General Zoom tips, muting, and asking questions.
4. **Representative Carrie Dolan**
   i. Halfway through the current legislative session; please reach out to Rep. Dolan with any questions or issues.
   ii. Reapportionment process: process is ongoing. House operations committee is still working on changes in other districts. At this point Fayston is staying whole.
   iii. Federal Stimulus Funds to address housing, childcare, and broadband access. Climate change is also under discussion.
   iv. Vermont's tradition is to have a balanced budget and Senate is in the process of working through the budget. There are $400 million available for this fiscal year with focus on climate, broadband access,
   v. Housing shortage: culmination of 4 decades of underbuilding. Housing starts have reduced from 3200 per year to 400 per year. Seeking federal funding to support mixed income housing.
   vi. Health insurance savings: extended subsidies available under American Rescue Plan Act.
   vii. Workforce development is a priority to support businesses with labor.
   viii. Transportation funding for highway funding, bridge replacement/repairs, electric vehicle charging, airport improvements, and other infrastructure needs.
   ix. Report will be published through the Valley Reporter.
5. **Article 1-11 Officer Election Review – Chuck Martel**
   i. Rick Rayfield's term as moderator expires and he is running for office again.
   ii. Patti Lewis's term expires as Town Clerk. Patti's name is on the ballot for Town Clerk.
   iii. Patti lewis' term expires as Town Treasurer. Patti's name is on the ballot for Town Treasurer.
   iv. Patti Lewis's term expires as delinquent tax collector. Patti's name is on the ballot for delinquent tax collector.
   v. Chuck Martel's term expires as Town Selectboard member. Chuck's name is on the ballot for reelection.

vi. Sarah Stavraky term expires as Town Lister. She is not running for reelection and this position is open.
vii. There is also an additional open lister position.
viii. Elect second constable for 1 year term. Chris Griffin is on the ballot for this position.
ix. Cemetery commissioner for 3 year term.
Zella Lavanway's term ends in 2023 and this is for Candace Porter to complete Zella's term.
x. Tim Jones's term as HUUSD director expires and he is not running for reelection.

6. **Article 12 – Selectboard Expense Review – Chuck Martel**
   i. This is for $750 stipend for Town Selectboard members.
7. **Article 13 – Tax Due Date Review – Chuck Martel**
   i. (Read statement from Ballot)
   ii. Taxes are due 30 days from generation of bill. Taxpayers are not penalized until November 1. Ballot will state that November 1 will be delinquent tax date. Voting "yes" keeps status quo. Voting "no" will result in tax delinquency 30 days from generation of tax bill.
8. **Open for Questions**
   i. Rick Rayfield: If anyone wishes to be written in as a lister, I suggest you identify article 6 or article 7; both are 3 year terms, so we hope to have 2 people step forward but not split the vote and fail to get 13 votes for each article. If you are going to ask friends to write in for you, check with Patti Lewis to see who may have declared the two articles' openings.
9. **Article 14 – Budget Review**
   i. Selectboard Report – Jared Cadwell
      1. Reference pages 12-13 of Town Report.
      2. Recognition of Town Staff who have worked tirelessly through the challenging times of the pandemic: Patti Lewis, Lisa Koitzsch, Hanna Neil, Doug Mosle, Town Road Crew
      3. Reapportionment: Town of Fayston has made its case for the Town to remain whole within its current legislative district. Thanks to Rick Rayfield and members of the Board of Civil Authority on the work to make the Town's perspective known.
      4. Support provided to the Fire Department to improve equipment; we are a volunteer fire department comprised of Fayston and Waitsfield residents. There will be further capital equipment needs in the coming years.
      5. The real estate market in Fayston has taken off during COVID and the common level of appraisal reflects the hot market. The CLA is currently at 89%, not including end of 2021 and early 2022 sales; sales have been 20-30% above assessed value. The town may be faced with a reappraisal 1-2 years from now. The Town has budgeted funds for listers' time as well as professional services for additional support.
      6. Thank you to the volunteers who serve on the various commissions: Planning Commission, Development Review Board, Board of Civil Authority, Conservation Commission and Boyce Hill Town Forest committee. All of the aforementioned committees would welcome additional volunteers. Please reach out to Town Clerk Patti Lewis for more information.
      7. Thank you to Ed Read for auditing the Town financials every few weeks.
   ii. Budget – Mike Jordan
      1. Focus on aspects of budgeting: impact of COVID, transfer accounts and strategy for use of those.
      2. Overview of Budget:
         a. Page 21: several line items stay consistent over time. Our dog licenses plummeted.
         b. Record Preservation: The Town brought in $10,126 due to activity in town office.
         c. Other incomes very steady over time.
         d. Hall rental low due to COVID.
         e. Fees have increased due to the increase of development, home sales, and other real estate activities. Budget for these items will remain the same as this is not expected

to be long-term situation.

f. Delinquent taxes: based on historical values and averages.
g. Overall income is fairly stable.

3. Expenses
   a. Expenses increased 4.6%
   b. Town employees' wages increased due to COVID impacts and inflation
   c. Benefits: Town joined a new plan has lowered rates, but with added employees the Town expense has increased.
   d. Uniforms: moved to stipend system for Town Road Crew.
   e. Election: Increased due to supplies (postage/handling fees).
   f. Highway Equipment: Still stable despite increase in gas prices and new pickup being a gas engine. Rental of excavator for culvert replacement. This line item has grown substantially over the years; at this point the Town is looking to purchase an excavator with the challenge of rentals and increased funding for infrastructure.
   g. Previously with employment of prior Zoning Administrator, his time was split between Highway Admin and Zoning Admin. With the hiring of a new Zoning Administrator, the increase was placed in the ZA bucket and also in Highway Admin. This was an error, but the Town feels total budget can be funded out of ZA budget.
   h. Highway Supplies: Amount of salt being reduced due to environmental impact and is only used on asphalt roads.
   i. Office: Looking to increase computer expenses to upgrade aging computers and software upgrades.
   j. Transfers: Very recently the Town was informed that the ARPA guidance had changed; there is a $10 million threshold that will enable easier use of ARPA funds for one-time costs. Therefore for 2022 road retreatment and culvert reserve will be funded partially by ARPA.
      i. Transfer equipment: Lease/purchase of excavator.
      ii. Transfer Fire Equipment: Fire department equipment in need of replacement and funding needs to be put away to cover replacement costs as new equipment is required.
   k. Fire Department budget increase.
   l. Overall budget is $8,000 less than what was published in the Town Report due to aforementioned errors (see (g) above). The total budget change is just under 5%.
   m. Question (Lisa Loomis): How will the $8,000 error be reflected in the budget? Mike: The Highway Administrator budget will go to $0.
   n. Question (Karen Sauther): Has the cost of insurance and maintenance been factored into the budget? Jared: Yes.

iii. Fayston Conservation Commission – Corrie Miller/Peter Colgan
   1. Review of Conservation Commission activities from past year.
      a. Chase Brook Town Forest
      b. Community Recreation Visioning
      c. Green-up Day support
      d. Seeking new Conservation Commission members
   2. Reference page 19 of Town Report
   3. Boyce Hill Town Forest Update
      a. Public input via Zoom sessions that were well attended.
      b. Consistencies: Respectful listening, deep love for the place, the view, need for balance of short-term self-interest vs. long-term greater good.
      c. Review of questions from Town survey for Boyce Hill Town Forest uses.
   4. Request of $15,000 to be added to the Town Forest Reserve Fund
      a. Line item 8016 of budget on page 23 of Town Report.

b. This request is included in the Town Budget.

10. **Article 15 – MRVRD – Shevonne Travers, Alice Rodgers, Molly Bagnato**
    i. Slideshow shared presenting accomplishments over past year.
    ii. Request to add $10,000 in Town Budget due to shortfall in grant funding.
    iii. Part time director has been hired.
    iv. Projecting increase of $10,000 (for total budget of $40,000) in 2023. This is to address having a well & pump installed for Mad River Rec Field irrigation system.
    v. Question (Rick Rayfield): Is the contributions of the towns contingent upon participation of the towns? Alice: The MOU states that if 2 of the 3 towns vote yes, the 3rd town must participate.
11. **Article 16 – stewardMRV Eric Friedman**
    i. Began after observation that the Valley swimming holes were being "loved to death."
    ii. Pilot project in 2021 run through independent fundraising of $30,000 through grants.
        1. Shelters built to house portolets and trash recepticles; A&J Recycling hired to pick up trash for these locations 3 times weekly.
        2. Developed voluntary site stewardship program to pick up trash at Warren Falls, Blueberry Lake, Bridge Street, and 3 additional sites.
        3. Intern hired to run program out of Chamber of Commerce office.
    iii. Looking to expand program and work with more sites throughout the Valley. Warren and Waitsfield has committed funding as well as MRV Chamber of Commerce.
    iv. Request is for $5,000 from Fayston.
    v. stewardMRV would like to support a site in Fayston: Possibly Boyce Hill Town Forest.
    vi. Question (Jared Cadwell): Are you managing the program, Eric? Eric: We have several working partners within the Valley from MRVRD and other groups. The intern we hire does work out of the Chamber office.
    vii. Question (Rick Rayfield): Do I understand correctly that the Trails Collaborative is related to the MRVPD? Eric: It began there with the trail kiosk program. That collaborative launched many efforts and spun off into the MRVRD. stewardMRV works very closely with MRVRD.
12. **Article 17-18 Cannabis – Hanna Neill**
    i. Zoning Administrator Hanna Neill shared presentation breaking down Cannabis Control Board information.
    ii. Provisional licenses will be issued from the CCB starting March 16.
    iii. Taxes and fees will be considered by the State Legislature in the 2022 session.
        1. Meals and Rooms tax not applicable.
    iv. Article 17: Opt-in on retail establishment in town,
    v. Article 18: Allow for integrated licenses for dispensaries (Fayston currently does not have a dispensary).
    vi. Questions (Marian Perides): Marian supports regulated cannabis marketplaces. If we agree to pass these articles, we do not have much more authority to regulate these establishments? If we allow for these and incur increased costs within the town for traffic, security, etc., but the Town gets no benefit from the retail sales? Hanna: We can only regulate through established zoning regulations and can't treat them any differently than any other retail business; the town can only charge $100 per license and the state takes a portion of that.
    vii. Question (Don Simonini): I was under the impression that if we didn't vote for this that we have limited or no control over the regulation of growing and sales? Hanna: The only opt-in and opt-out is for retail; there is no opt-in for cultivators, and they must be treated the same as other zoning bylaws.
    viii. Question (Rick Rayfield): Does Fayston have zoning that limits retail sales? Would any of our home based businesses be within zoning limits to engage in home based cannabis retail? Hanna: We do have some zoning bylaws that regulate where home businesses can exist and where retail establishments in certain districts that allow both. As for the home occupation

part of it, could it be allowed? Yes, but the question I would have is at what point does a home occupation become larger than that? And that would be based more on how the CCB defines which tiers and which kind of license or which type of establishment, but we would need more information on what somebody's intention is to do. The CCB has some information on home licenses.

ix. Don: What's the worst case, if we vote down what's good or bad about it? Do we lose some rights going forward? Hanna: It doesn't seem like there's a downside or upside; the Town can opt-in and out at any time. If we opt-in and there is a retail operation established and then opt-out, the established retail operation would be grandfathered in.

x. Corri Miller: Is this tax treatment different from other businesses aside from rooms and meals tax? Answered in comments by Rick: The statute calls for a 20% excise tax on top of the 6% sales and use tax.

xi. Eve Silverman: It seems if we vote yes and we can't regulate any differently than any other business, what if a business comes in on say Route 17 and generates a lot of traffic, if there any stipulation we can put on the licensure or business? Hanna: All the districts that have retail operations require conditional use. The DRB would factor in the traffic capacity of the area when reviewing the application.

13. **Article 19 – Start of TMD 2023**
    i. Town to vote on starting 2023 Town Meeting on March 7 at 9:30am at the Fayston Municipal Building.
14. ***Move to adjourn at 8:37pm.***

Respectfully submitted,
Betsy Carter

Approved: Jared Cadwell

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