

Town of Woodstock
Select Board Meeting
September 6, 2022
10:00 am
Town Hall & Zoom
Agenda

- A.** Call to order
- B.** Interviews for Town Historic Preservation Commission
 - 1. Charlie Degener
 - 2. Nancy Sevcenko
 - 3. Sarah Glasser Tucker
- C.** Citizen Comments
- D.** Additions to & deletions from posted agenda
- E.** Manager's Report
- F.** Old business
 - 1. Acceptance of new road and land transfer – Loop Road
- G.** New business
 - 1. Truck bids
 - a. Highway dept three quarter ton four wheel drive
 - b. Sewer one ton four wheel drive
 - 2. Gravel bids
 - 3. Sand bids
- H.** Other business
- I.** Executive session to discuss appointments
- J.** Approval of minutes
 - 1. 7/19/22 minutes
 - 2. 7/29/22 joint minutes
 - 3. 8/9/22 joint minutes
 - 4. 8/16/22 minutes
- K.** Adjournment

This Meeting will be held on Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMlBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

For those without a computer or smartphone you may call in:

Phone number: 646 558 8656

Meeting ID: 847-8240-6503

Password: 247624

For Help on Joining Use this Link:

<https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

- Please join the meeting ten minutes prior to start, so we can give technical help if needed.
- We will ask everyone on the phone and zoom to identify themselves, so we know who is present.
- Please raise your hand on the Participant tab to comment or ask a question.
- Press *9 to raise your hand by phone

Request for Appointment to Town & Village of Woodstock Public Boards, Commissions, and Committees

Name: Charlie Degener
Physical address: 3002 Barnard Road Mailing address: 31 The Green
Woodstock, Vermont 05091 Woodstock, Vermont 05091
Telephone: 457-3611 Email: clerk@townofwoodstock.org

Board/Commission/Committee you are applying for: Historic Preservation Commission (Town)

Thank you for being willing to serve the Town and/or the Village of Woodstock. Applicants who are interested in serving on one of these boards are asked to:

- Attend at least 1 meeting of the relevant board/commission/committee before their interview
- Complete this application and return it to Nikki Nourse at nnourse@townofwoodstock.org

All members appointed will be asked to:

- Attend 80% of regularly scheduled meetings (unless there are extenuating circumstances)
- Follow the Open Meeting Law requirements
- Prepare for meetings by reviewing all appropriate material before each meeting
- Follow the Woodstock Conflict of Interest Policy which can be found at http://townofwoodstock.org/wp-content/uploads/2019/02/Conflict-of-Interest-Policy_2017.pdf
- Contribute to work requested outside of the regular meetings if necessary
- Abide by the rules and responsibilities of each board
- Advise the board chair, the Town Manager, Select Board and/or Trustees immediately of their resignation

Reasons for request appointment

Summarize the reasons that you are requesting appointment: I have a background in Historic Preservation and currently serve as President of the Woodstock History Center. My family has lived in Woodstock for nearly 80 years, and I am interested in its history and people.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or thorough other activities, including hobbies or sports: I have a BA in Business Administration from Champlain College and a Masters Degree in Historic Preservation from UVM. I previously worked for the Vermont Division for Historic Preservation and am the current Woodstock Town Clerk.

Previous Volunteer Experience

Summarize your previous volunteer experience: I have served as an officer on the following boards:

Chester Alumni Assoc., Woodstock Masonic Assoc., Prosper Cemetery Assoc., Prosper Community Club,

Vermont Municipal Clerk's & Treasurer's Assoc., Woodstock History Center

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Signature: F. Charles Degener III

Date: July 21, 2022

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

Request for Appointment to Town & Village of Woodstock Public Boards, Commissions, and Committees

Name: Nancy Sevchenko

Physical address: 545 Arthur Morgan Road
South Woodstock, VT 05071

Mailing address: P.O. Box 388
South Woodstock, VT 05071

Telephone: 610-246-1572

Email: nsevchenko8@gmail.com

Board/Commission/Committee you are applying for: Historic Preservation Commission

Thank you for being willing to serve the Town and/or the Village of Woodstock. Applicants who are interested in serving on one of these boards are asked to:

- Attend at least 1 meeting of the relevant board/commission/committee before their interview
- Complete this application and return it to Nikki Nourse at nnourse@townofwoodstock.org

All members appointed will be asked to:

- Attend 80% of regularly scheduled meetings (unless there are extenuating circumstances)
- Follow the Open Meeting Law requirements
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- Contribute to work requested outside of the regular meetings if necessary
- Abide by the rules and responsibilities of each board
- Advise the board chair, the Town Manager, Select Board and/or Trustees immediately of their resignation

Reasons for request appointment

Summarize the reasons that you are requesting appointment: I have lived in Woodstock full time for nearly 20 years, and believe strongly in the value of historic preservation, especially for a town that has as many old, and architecturally significant, buildings as does Woodstock.

I especially enjoy doing historical research of any kind, and would see my primary role as someone charged with collecting the evidence on which preservation decisions would be based.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or thorough other activities, including hobbies or sports: I have a PhD in the history of art from Columbia University, have taught art history at university level, including architectural history although that is not my specialty. I have long experience deciphering ancient hand-written documents and I enjoy transcribing and interpreting texts; I think I could apply these skills to evaluating with some speed and efficiency the primary sources essential for any kind of historical documentation.

Previous Volunteer Experience

Summarize your previous volunteer experience: I served on the Woodstock Design Review Board for over 15 years, until fall 2021. I thoroughly enjoyed the work, although my longer experience with history than with design means I would prefer to serve on a historic preservation committee, now that one exists. I was a member of a small local group that succeeded in getting our block in Cambridge, Mass. designated as the Follen Street Historic District, and listed on the National Register of Historic Places in 1986.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Signature: Way P. Seienko

Date: August 24, 2022

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

Request for Appointment to Town & Village of Woodstock Public Boards, Commissions, and Committees

Name: Sarah Glasser Tucker

Physical address: 382 Rose Hill Rd

Mailing address: same

Woodstock, VT 05091

Telephone: 415-505-0597

Email: sarah.glasser.tucker@gmail.com

Board/Commission/Committee you are applying for: Preservation Commission

Thank you for being willing to serve the Town and/or the Village of Woodstock. Applicants who are interested in serving on one of these boards are asked to:

- Attend at least 1 meeting of the relevant board/commission/committee before their interview
- Complete this application and return it to Nikki Nourse at nnourse@townofwoodstock.org

All members appointed will be asked to:

- Attend 80% of regularly scheduled meetings (unless there are extenuating circumstances)
- Follow the Open Meeting Law requirements
- Prepare for meetings by reviewing all appropriate material before each meeting
- Follow the Woodstock Conflict of Interest Policy which can be found at http://townofwoodstock.org/wp-content/uploads/2019/02/Conflict-of-Interest-Policy_2017.pdf
- Contribute to work requested outside of the regular meetings if necessary
- Abide by the rules and responsibilities of each board
- Advise the board chair, the Town Manager, Select Board and/or Trustees immediately of their resignation

Reasons for request appointment

Summarize the reasons that you are requesting appointment: historic preservation has long been an interest of mine and was a focus in my design education -- how to design for contemporary use while preserving the historic character of a building. I have wanted to find a way to participate in historic preservation beyond reading about it and this presents that opportunity. The historic nature of Woodstock was one of the reasons that we chose the area to move to two and a half years ago and I would like to work to support that feature of the area.

Special Skills or Qualifications

Summarize special skills and qualifications you have acquired from employment, previous volunteer work, or thorough other activities, including hobbies or sports: I studied architecture at the University of Florida and have a certificate in Interior Design from UC Berkeley Extension (as well as a degree in English) and renovated a hundred year old house in San Francisco before moving here. I always favored the history aspects of all of my studies. Since moving here, I have worked as Sales Director at ShackletonThomas in Bridgewater and have met many members of the community as well as participated in grant writing, but I would like to become more involved. Historic preservation of architecture is a subject I spend a lot of time reading about and following online to understand current best practices

Previous Volunteer Experience

Summarize your previous volunteer experience: Not much, I'm afraid, though I have participated in the PTAs of the various schools my children have attended since 2005 (when my daughter entered Kindergarten)

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Signature: Sarah Glasser Tucker

Digitally signed by Sarah Glasser Tucker
Date: 2022.08.23 13:26:27 -04'00'

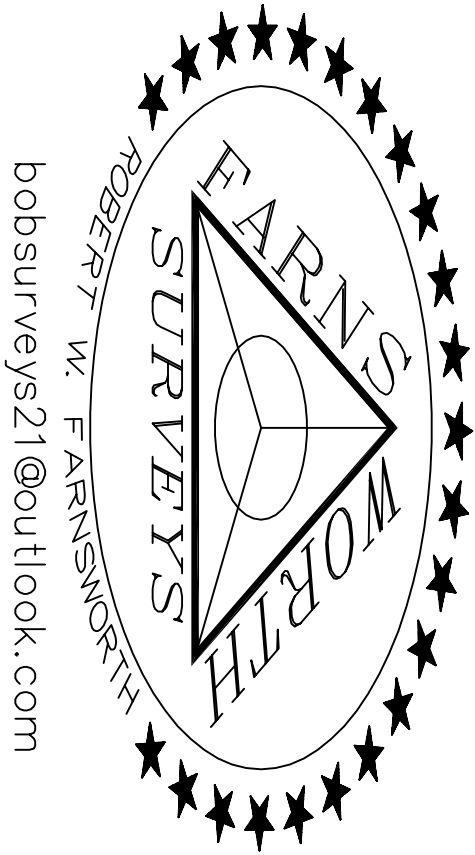
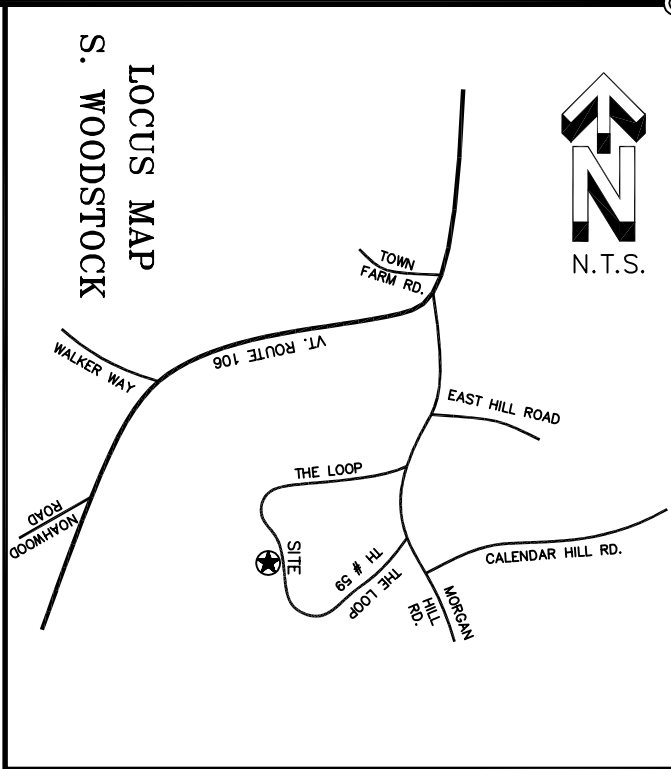
Date: 8/23/22

Our Policy

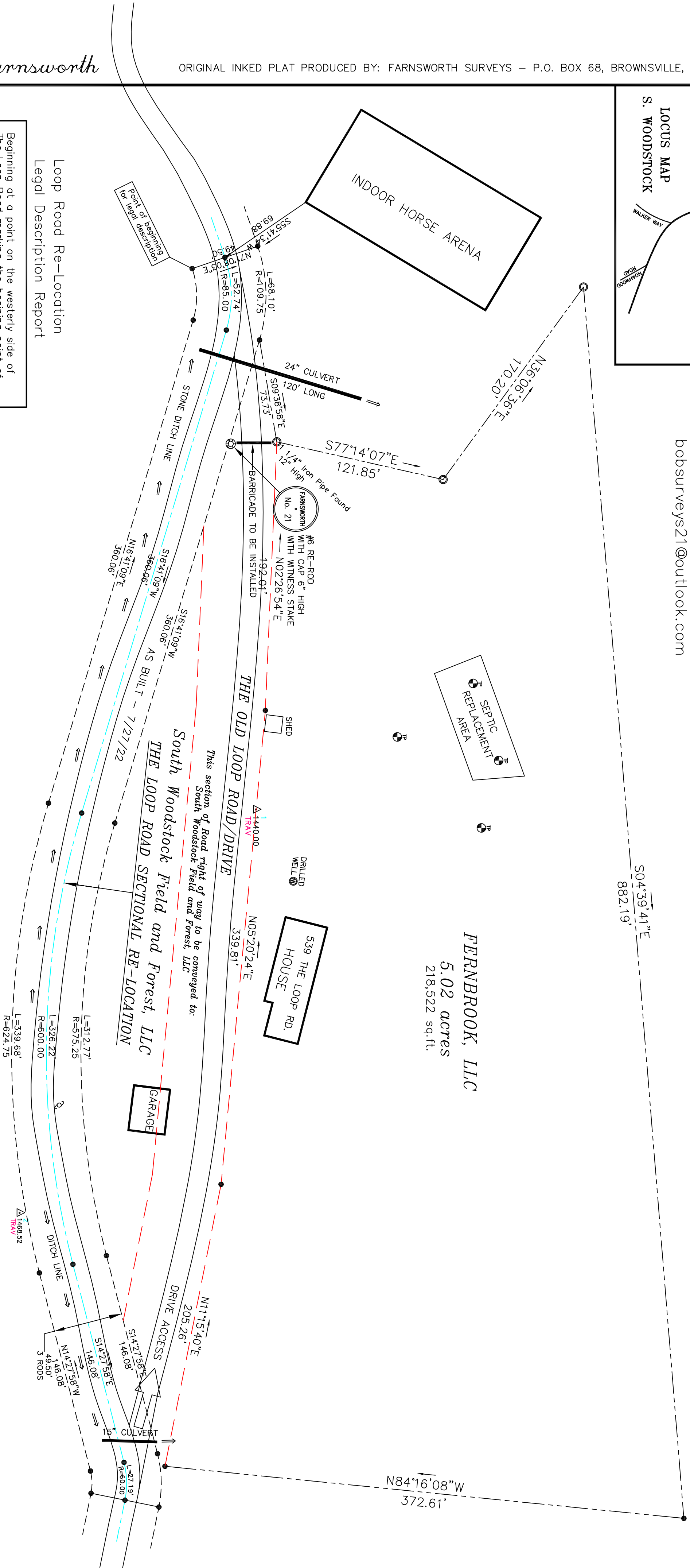
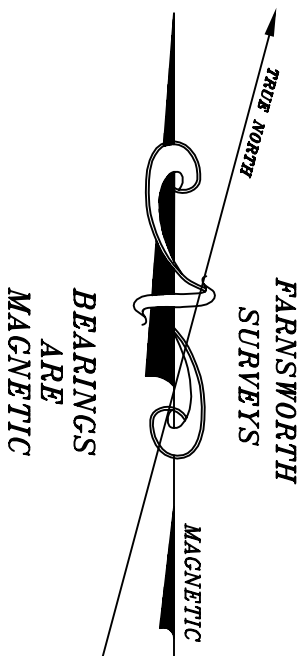
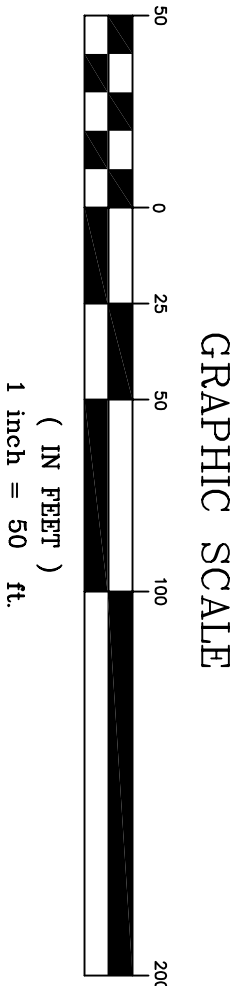
It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us.

Robert W. Farnsworth



bobsurveys21@outlook.com



Loop Road Re-Location
Legal Description Report

Beginning at a point on the westerly side of the new section of Town right of way; thence N 71°08'03" E a distance of 49.50'; thence with a curve turning to the right with an arc length of 68.10' and a radius of 109.75'; thence S 16°41'09" W a distance of 360.06'; thence with a curve turning to the left with an arc length of 312.77' and a radius of 575.25'; thence S 14°27'58" E a distance of 146.08'; thence with a curve turning to the right with an arc length of 38.41' and a radius of 84.75'; thence N 78°30'05" W a distance of 49.50'; thence with a curve turning to the left with an arc length of 15.97' and a radius of 35.25'; thence N 14°27'58" W a distance of 146.08'; thence with a curve turning to the right with an arc length of 339.68' and a radius of 624.75'; thence N 16°41'09" E a distance of 360.06'; thence with a curve turning to the left with an arc length of 37.38' and a radius of 60.25'; which is the point of beginning, having an area of 45158.74 square feet, 1.04 acres

GENERAL NOTES:

- THE METHOD OF SURVEY WAS WITH A SOKKIA SET 4 TOTAL STATION.
- BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.
- BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE.
- THIS PLAT IS REFERENCED TO FARNSWORTH SURVEYS' PLAT FOR: BIRCH HILL INVESTMENTS, INC. , THE LOOP ROAD, DATED MARCH 12, 2019.
- THE TITLE HOLDER OF RECORD IS SOUTH WOODSTOCK FIELD AND FOREST, INC.
- EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.
- TOWN ROAD RIGHT OF WAY LIMITS ARE 3 RODS (49.5').
- SURVEY FIELD WORK STARTED NOV. 8, 2021.

LEGEND:

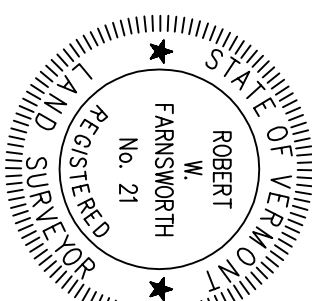
- PROPERTY LINE
- STONEWALL
- DITCH FLOW
- ROAD RIGHT OF WAY
- IRON PIPE FOUND
- TRaverse POINT
- ANGLE POINT
- RE-ROD W/CAP SET
- POWER POLE
- TEST PIT
- POINT OF BEGINNING

REVISIONS: 3/03/22 – 7/27/22 – 8/9/22 – R.W.F.

Robert W. Farnsworth
ROBERT W. FARNSWORTH R.L.S #21
DATE 8/09/2022

ROAD ADJUSTMENT FOR:
South Woodstock Field and Forest, LLC
AND THE LOOP ROAD (TH #59)
S. WOODSTOCK, VERMONT

Farnsworth Surveys
P.O. BOX 68
BROWNSVILLE, VERMONT 05037
(802)484-9751



DRAWING NO.: 21-2539A FULL SCALE: 1" = 50'

DATE: MARCH 3, 2022 DRAWN BY: R.W.F. SURVEY BY: K.B. & R.W.F. COMPUTER NAME: FERNBROOK-PARCEL2.DWG



August 22, 2022

To: Town of Woodstock
PO Box 488
Woodstock, Vt. 05091

Re: Highway Truck

Tom,

We are pleased to quote you on the purchase of a 2023 $\frac{3}{4}$ ton 4WD truck and body to your specifications, and take your current 2014 F-150 in trade. Strict accordance to your specs have been followed in our pricing action.

2023 F-250 Super Cab - \$47,605.00
Iroquois body and plow - \$18,151.00

Total truck & Equipment - \$65,756.00
Less Trade (2014 F-150) - \$ 9,000.00

Total to trade - \$56,756.00

We were not sure if you wanted aluminum side boards included in the body price, so we have added them as an option.

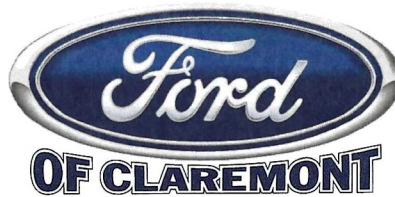
Factory warranty is 3 years/ 36,000 miles Bumper to Bumper and 5 years/ 60,000 miles Powertrain Warranty. I do not have accurate 2023 Extended Warranty pricing currently. If we are awarded the bid, I would be glad to give you several options on that.

As we strive to become a better municipal provider, we would like the bid results after your opening.

Thank you,

A handwritten signature in black ink, appearing to read "Michael J. Stewart".

Michael J. Stewart
Ford of Claremont
155-157 Charlestown Road
Claremont, N.H. 03743



August 22, 2022

To: Town of Woodstock
PO Box 488
Woodstock, Vt. 05091

Re: Highway Truck

Tom,

We are pleased to quote you on the purchase of a 2023 one ton 4WD dump truck to your specifications, and take your current 2015 F-350 in trade. Strict accordance to your specs have been followed in our pricing action.

2023 F-350 cab/chassis - \$46,960.00
Iroquois body and plow - \$25,127.00

Total truck & Equipment - \$72,087.00
Less Trade (2015 F-350) - \$20,000.00

Total to trade - \$52,087.00

Disregard the rear observation system option. We will be installing the factory rear camera and wiring prep kit.

Factory warranty is 3 years/ 36,000 miles Bumper to Bumper and 5 years/ 60,000 miles Powertrain Warranty. I do not have accurate 2023 Extended Warranty pricing currently. If we are awarded the bid, I would be glad to give you several options on that.

As we strive to become a better municipal provider, we would like the bid results after your opening.

Thank you,

A handwritten signature in black ink, appearing to read "Michael J. Stewart".

Michael J. Stewart
Ford of Claremont
155-157 Charlestown Road
Claremont, N.H. 03743

From: Mike Stewart <mike@fordofclaremont.com>

Sent: Thursday, September 1, 2022 9:40 AM

To: Elijah Lemieux <dpw@townofwoodstock.org>

Subject: RE: Truck bids

Elijah,

Here are todays pricing on the F-250 srw and the F-350 drw. I don't know how much the prices will go up, but here is something to get started. Both are 84 month or 100,000 miles Premium Care with the snow plow rider.

F-250....\$4,300.00

F-350....\$4,900.00

Hope that helps

Mike Stewart

Sales Consultant

Ford of Claremont

603-542-9800 P

802-353-8304 C

mike@fordofclaremont.com

Gravel Bids

Material	Pike	Casella	Twin State
3/4" Crushed Gravel Deliverd	\$17.50	\$18.16	\$17.70
3/4" Cer Pak Delivered	\$16.50	\$16.66	\$17.05
3/4" Crushed Gravel FOB	\$9.00	\$9.75	\$10.35
3/4" Cer Pak FOB	\$8.00	\$8.25	\$9.70

Sand Bids

Material	D&D Excavating	Pike	Twin State
Dry Screened Sand	\$12.12		\$17.55
Dry Manufactured Sand		\$26.45	\$18.10
3/8 Crushed Stone		\$17.50	\$23.25

**Town of Woodstock
Select Board Meeting
July 19, 2022
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Tom Yennerell, Nikki Nourse, Delia Makhetha, Tess Hunter, Tom Meyerhoff, Matt Bogaczyk, Jeffrey Kahn, Mary MacVey

A. Call to order

1. Chair Swanson called the Select Board meeting of July 19, 2022, to order at 6:00 pm.

B. Additions to & deletions from posted agenda

1. Additions
 - a. Overland Bike Event Permit
 - b. Cancellation of 8/2 SB meeting
 - c. Reappraisal requirement acceptance

C. Presentation – Woodstock – Hartland US Route 4 Paving Project

1. Mr. Bogaczyk stated that they will be continuing paving from where they stopped last year and continuing to Route 12 intersection. He presented a PowerPoint presentation.

D. Citizen comments – none.

E. Manager's report

1. General report

- a. Mr. Yennerell stated that the process for developing the FY24 Annual Budget has been complete and shared with the Finance Committee. He and Ms. Parent will meet with the Finance Committee on 7/20/22. The original staff meeting was scheduled for July 14th but had to be cancelled. River Street and Pleasant Street sidewalk paving are complete. The sidewalk on Prospect Street has had the preparation work completed and is awaiting the final coat of asphalt.

2. Financial report

- a. The FY22 audit has started.

F. Old business

1. Speed Ordinance

Motion: by Mr. Bourgeois to approve the Speed Ordinance.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

2. Funding Application Approval – CWSRF Step 1 Planning Loan for the Main WWTF Preliminary Engineering Study

- a. The Select Board agreed to sign this. It was approved last year.

G. New business

1. Bridgewater ambulance write offs

Motion: by Mr. Bourgeois to approve the Bridgewater ambulance write offs.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

2. Sign request – South Road – Regan

- a. Chair Swanson stated that Paul Regan has requested a sign for limiting jake brakes. They do not have a Town ordinance on jake brakes. The Village has one. They cannot put a sign on a State highway.
- b. Mr. Yennerell stated that he believes jake brakes cannot be regulated due to safety reasons.

3. Year-end report from the Investment Advisory Group

- a. No discussion

4. MOU of East End Park

- a. Mr. Kahn stated that the term of this agreement is for one year from the date of signing. After that point it can be reaffirmed or amended in any manner. It is agreeing to something that they have already begun doing which is the mowing and fertilization. The Town also has to maintain the access road. They are already doing regular trash pickup. He urged the Select Board to approve this. He would like to have a joint meeting soon to have Peter Butler, who has been maintaining the park, discuss with the boards what it would take on an ongoing basis to take the whole park over which is the eventual goal once they can afford it.

Motion: by Mr. Bourgeois to approve the Memorandum of Understanding between Woodstock Community Trust and the Village and Town of Woodstock for the maintenance and management of the East End Park.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

H. Other business

1. Overland Bike Event Permit

- a. Chair Swanson stated that everything looks in order and they have a certificate of insurance.

Motion: by Mr. Bourgeois to approve the Overland Bike Event Permit for August 27, 2022, with the addition that signs be put up prior to the event.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

2. Cancellation of 8/2 SB Meeting

- a. Mr. Bourgeois stated that he does not think they need the 8/2 morning meeting
- b. Mr. Yennerell stated that they do have one thing that is time sensitive. They received a notice from the State Property Evaluation Department. They are saying that Woodstock needs to do a reappraisal. They need to reply by August 12th saying they are going to do a reappraisal.

Motion: by Ms. Cole to agree to do a reappraisal for property taxes in the near future.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Mr. Bourgeois to cancel the 8/2/22 Select Board meeting.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

I. Board of Sewer Commissioners

1. Sewer abatement request – 80 Amsden Way – Union Arena

- a. Mr. Bourgeois stated that he agrees they should reduce the sewer bill because of the agreement.

Motion: by Mr. Bourgeois to approve the abatement request from the Union Arena to reduce their sewer bill to 72% of water usage.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

- b. Mr. Bourgeois stated that they are requesting that future bills be billed at 66% water usage. He thinks they should stick to the original agreement. He thinks it will open up a can of worms for people with pools and irrigation systems if they approve this. If the Union Arena wants it to be more accurate, they should put in another meter.

Motion: by Mr. Bourgeois to deny the request for future bills to be billed at 66% water usage.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Mr. Bourgeois to continue the agreement for future bills for the Union Arena to be billed at 72% water consumption.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

J. Approval of minutes

1. 6/21/22 minutes

2. 6/28/22 minutes

3. 6/28/22 joint minutes

Motion: by Mr. Bourgeois to approve the minutes of 6/21/22, 6/28/22, and 6/28/22 joint minutes as submitted.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

K. Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 7:06 pm.

Seconded: by Ms. Cole.

Discussion: none.

Vote: 3-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

**Town & Village of Woodstock
Select Board & Board of Trustees Joint Meeting
July 29, 2022
10:00 am
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Susan Ford, Chair Seton McIlroy, Jeffrey Kahn, Bill Corson, Gabe DeLeon, Tom Yennerell, Nikki Nourse, Tom Ayres, Dominic Cloud, Zoie Parent

- A. Call to order
 - 1. Select Board
 - a. Chair Swanson called the Joint Meeting of July 29, 2022, to order at 10:01 am.
 - 2. Trustees
 - a. Chair McIlroy called the Joint Meeting of July 29, 2022, to order at 10:01 am.
- B. Citizen comments - none.
- C. Additions to & deletions from posted agenda - none.
- D. Discussion on hiring a recruiting firm to hire a Municipal Manager
 - 1. Mr. Yennerell stated that VLCT is unable to help.
 - 2. Chair McIlroy stated that VLCT did give them some advice on how to get a hiring firm. It has been a process.
 - 3. Mr. Yennerell stated that they were unable to find a firm. Mr. Cloud was recommended to him.
 - 4. Mr. Cloud stated that he has been the City Manager of Saint Albans for about 15 years. He previously served as the Director of the VLCT Municipal Assistance Center. Since leaving VLCT, he has been involved in half a dozen searches in various roles. He recently participated in the manager searches in Essex and in Shelburne with MRI. He thinks it is important to meet with the Boards and get a sense of what the challenges are that are facing the community, what the opportunities are, and what their vision is for the next manager. They want to make sure they are getting somebody good for the community. The pool of candidates is going to include managers of smaller towns looking to move up, department heads in larger towns that are looking to move up in position. They will have some non-profit department heads and executives and some for-profit folks. The mission-driven folks are generally a better fit than your private sector executive. Sometimes an internal candidate can be great, but they have to have the right skill set. Woodstock is known and presents well on the internet. They can tweak the Town website somewhat. Woodstock is a great community. Somebody's spouse could find rewarding employment as well. It is an easier sell as they look to diversify the applicant pool. They have to have somebody who feels comfortable in the community. They need someone who is good with people. The manager has

to be present in the community. They have to be visible. They do not have to be in the office every single day, but they need to be there most days. They are probably going to want to have some openness to a hybrid model. They want to have a flexible workplace where someone can work remote from time to time. They may find a candidate that is not in a position to move but willing to commute. They want to have this be a confidential process until extremely late in the process. They need to have a meeting to come up with a game plan.

E. Executive session to discuss personnel

Motion: by Ms. Ford to enter executive session at 10:50 am.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Chair McIlroy to enter executive session at 10:51 am.

Seconded: by Mr. Kahn.

Discussion: none.

Vote: 4-0-0, passed.

The Select Board and Village Trustees exited executive session at 11:14 am and resumed the public meeting.

Motion: by Mr. Kahn to hire Dominic Cloud to search for the new Municipal Manager.

Seconded: by Chair McIlroy.

Discussion: none.

Vote: 4-0-0, passed.

Motion: by Mr. Bourgeois to hire Dominic Cloud to search for the new Municipal Manager.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 3-0-0, passed.

F. Other business - none.

G. Adjournment

1. Select Board

Motion: by Ms. Ford to adjourn the meeting at 11:15 am.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

2. Trustees

Motion: by Mr. Kahn to adjourn the meeting at 11:15 am.

Seconded: by Mr. DeLeon.

Discussion: none.

Vote: 4-0-0, passed.

Respectfully submitted,

Nikki Nourse

**Town & Village of Woodstock
Select Board & Board of Trustees Joint Meeting
August 9, 2022
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Keri Cole, Susan Ford, Chair Seton McIlroy, Jeffrey Kahn, Brenda Blakeman, Bill Corson, Gabe DeLeon, Tom Yennerell, Nikki Nourse, Dominic Cloud

A. Call to order

1. Select Board

- a. Chair Swanson called the Joint Meeting of August 9, 2022, to order at 6:13 pm.

2. Trustees

- a. Chair McIlroy called the Joint Meeting of August 9, 2022, to order at 6:07 pm.

B. Discussion with Municipal Manager Recruiter

- 1. Chair McIlroy stated that last week they hired Mr. Cloud to help them with the recruiting for the Municipal Manager position. The purpose of this meeting is to do an introduction. Mr. Cloud is going to question them on what they are looking for.

C. Executive session

Motion: by Ms. Cole to enter executive session at 6:15 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed.

Motion: by Mr. Corson to enter executive session at 6:15 pm.

Seconded: by Ms. Blakeman.

Discussion: none.

Vote: 5-0-0, passed.

The Select Board and Village Trustees exited executive session and resumed the normal meeting at 7:11 pm.

D. Adjournment

1. Select Board

Motion: by Mr. Bourgeois to adjourn the meeting at 7:12 pm.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 4-0-0, passed.

2. Trustees.

Motion: by Mr. Kahn to adjourn the meeting at 7:12 pm.

Seconded: by Ms. Blakeman.

Discussion: none.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

Town of Woodstock
Select Board Meeting
August 16, 2022
6:00 pm
Town Hall & Zoom
Minutes

Draft minutes are subject to approval.

Present: Chair Joe Swanson, Ray Bourgeois, Susan Ford, Tom Yennerell, Nikki Nourse, Douglas Keleher, Zoie Parent, Peter Vollers, Susan Boston, Al Alessi, Jon Spector, Matt Powers, Cynthia Volk, Tess Hunter, Jill Davies, David Nixa, Jon Spector, Mary Margaret Sloan

A. Call to order

1. Chair Swanson called the Select Board Meeting of August 16, 2022, to order at 6:00 pm.

B. Interviews for Town Historic Preservation Commission

1. Matthew Powers

- a. Mr. Powers stated that he is familiar with the CLG process in towns that are participating. He is the Executive Director at the History Center. They created a repository of building histories, organized their archive and inventoried the Town and Village's historic resources. He is aware of what the commission's responsibilities are.

2. Charlie Degener – tabled.

3. Douglas Keleher

- a. Mr. Keleher stated that he is a Town resident. He has an interest in history. He moved here in 1981. He has lived in some old historical homes. He came here to find the gravesites of some of his ancestors who were some of the original settlers of Woodstock. His family was here in the late 1700's. They moved on to Wyoming when things got tough in the late 1800's. that is where his mother is from. Her family tree extends back to Woodstock. So, in 1981 they ended up staying here. He got a job at the Woodstock Inn. He managed some of the properties for them including Suicide Six for seven years, as well as the Country Club and Fitness Center.

C. Citizen comments

1. Mr. Spector stated that the EDC and Select Board approved a grant for several housing programs. Two of which provided incentives for community members to build either accessory dwelling units or to convert their short term rentals into long term rentals.

- a. Chair Swanson stated that because the Select Board approved it already by motion and vote he does not think they need to do it again.

- b. Mr. Bourgeois agrees

- c. Ms. Ford agrees. As long as they are within the parameters that were approved the EDC does not have to come back to the Select Board.

D. Municipal Officials Responsibilities & Guidelines

1. Chair Swanson stated that this is not about any actual permits or permitting. The Select Board received a letter about two weeks ago involving letters between neighbor to neighbor which would ordinarily be a neighbor dispute. However, this was brought to the Select Board's attention because the Select Board oversees the various committees and commissions that

are part of the Town government. The letter identified the writers of the letter by their positions. They have a conflict of interest policy. These individuals would have to recuse themselves from any decisions if the permits came to their boards. However, there is nothing for the Select Board to do at this time.

E. Additions to & deletions from posted agenda

1. Addition – additional executive session

F. Manager's report

1. Mr. Yennerell stated that a part-time Planning & Zoning Assistant has been hired. This person will average about 25 hours weekly and will assist in the Manager's Office when people are absent.

G. Permits

1. Liquor license application – Brasserie – 4 Mechanic LLC – Au Comptoir

Motion: by Ms. Ford to approve the liquor license application for Au Comptoir as submitted.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

H. New business

1. Approve FY23 tax rate

Motion: by Mr. Bourgeois to approve the Town tax rate of 0.6549.

Seconded: by Ms. Ford.

Discussion: none.

Vote: 3-0-0, passed.

2. Authorized Representative Update form

a. Chair Swanson stated that this is for the loan documents for the South Woodstock Wastewater Treatment Facility Refurbishment Project.

Motion: by Ms. Ford to approve the signing of the appointment of alternate authorized representative as Tom Yennerell.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

I. Other business – none.

J. Executive session to discuss appointments for Town Historic Preservation Commission and the Town Manager Search Committee

Motion: by Ms. Ford to enter executive session at 6:35 pm.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

The Select Board exited executive session and resumed the public meeting at 6:55 pm.

Motion: by Ms. Ford to appoint Matthew Powers and Douglas Keleher to the Town Historic Preservation Commission.

Seconded: by Mr. Bourgeois.

Discussion: none.

Vote: 3-0-0, passed.

Motion: by Mr. Bourgeois to appoint Ms. Ford to the Town Manager Search Committee.
Seconded: by Chair Swanson.
Discussion: none.
Vote: 3-0-0, passed.

Motion: by Mr. Ford to appoint Mr. Bourgeois to the Town Manager Search Committee.
Seconded: by Chair Swanson.
Discussion: none.
Vote: 3-0-0, passed.

K Approval of minutes - tabled

1. 7/19/22 minutes

2. 7/29/22 joint minutes

L Adjournment

Motion: by Mr. Bourgeois to adjourn the meeting at 6:55 pm.
Seconded: by Ms. Ford.
Discussion: none.
Vote: 3-0-0, passed

Respectfully submitted,
Nikki Nourse

Delivered at the meeting add to packet
T.Y. 8/16

**Statement from Howard Krum and Mary Margaret Sloan to the Woodstock Select Board
August 16, 2022**

You have our detailed written response to the Peirce's false claims – however, just yesterday we found out that they have egregiously violated our Town regulations. They began work more than 3 weeks before they were legally allowed. Their permit is dated June 6th and states “This permit shall take effect fifteen (15) days from the date hereof”, meaning that no land development was allowed to begin until June 21st. However, we have proof that they began clearcutting in May – I have pictures of their land already stripped bare before the June 6th permit was even issued. This means that their Town and State violations began even before day one. This is a very serious matter that we urge the Town to vigorously pursue.

By completing the illegal clearcutting even before they were issued a permit, we (and our neighbors, the NPS, and all Gilbert's Hill visitors) were denied our right to object to and appeal the permit application — tonight we are officially declaring our intent to appeal the original building permit decision.

We all know what's going on with this letter — the Peirces are trying to distract everyone from the environmental impacts of their actions and them breaking the law. They illegally clearcut more than 175,000 square feet of pristine forest to bare earth in a State that has a strong commitment to conservation, and a Town with an equally strong commitment to its scenery, and they did so without the proper permits.

To specifically address their allegations, Howard and I have done nothing wrong:

- There is no conflict of interest – Under the Policy, because the Peirce's property won't be coming before either of the committees we serve on, a conflict of interest is simply not possible. I point you to Article 4, Sec A, which defines Conflict of Interest as involving either a financial interest (there is none here) or a quasi-judicial proceeding (there is none here either).
- We didn't abuse any power because we have none in this case. The only ones who have power are the Peirces themselves, the State of Vermont, and you – the Town of Woodstock. We in fact begged the Peirces to act responsibly and mitigate the environmental and scenic damage they've caused.
- We aren't against thoughtful development, we're just against the indiscriminate destruction of Woodstock's environmental and scenic resources.

Gilbert's Hill is not only our home, it's also a national treasure, contributing to Woodstock's economy for nearly 100 years. It's on the National Historic Register and is protected by easements through the Vermont Land Trust, the Preservation Trust of Vermont and the Green Mountain Club – no one can ever develop our land, and it is open for public recreation. Hundreds of donors, including folks in this room, came together to protect the history and the scenery of this landmark. It's why we are so passionate about protecting the Prosper Valley, and why we joined the Planning and Conservation Commissions. We shouldn't be afraid to speak up because a new neighbor tries to defame us personally and publicly.

As you can imagine, the Peirces' unfounded accusations are deeply troubling to us.

We ask you to:

- reject their letter and defend us – and all of the Town's dedicated volunteers,
- affirm that we did nothing that violates any regulation and declare that you support our right as citizens to speak up to protect Woodstock,
- champion our right to appeal the original permit, and
- issue another Town stop-work order and pursue all legal recourse for their permit violations

(Also, we have one edit to our previous letter – Rick Kendall, NPS Park Superintendent met with the Town twice on this matter, not once, and when he learned that the Town had reached out to the ANR and the state had taken action, so he didn't need to.)

August 16, 2022

Delivered at the meeting Add to packet
T.Y.
8/16

To whom it may concern,

My name is Wendy Seiple and I've lived at my address in the Prosper Valley for over 20 years. My guess is most of you don't know me as I'm not involved in local politics or committees or boards. Public speaking is not my thing and being here today is out of my comfort zone. However, what is happening in the Prosper Valley since late Spring has been so devastating, shocking, and heartbreaking that I have to find answers, stand up, and be heard.

When I first moved to Leonard Lane (then Gully Road), Rabbit Hill Way didn't exist. The hillside was untouched. Over the years the road was put in and houses were built. Though, of course, I would've loved for the hillside to remain untouched, I also understand that new construction is inevitable. I haven't felt the need to come before the Town to raise concerns about the houses that have been built on Rabbit Hill Way thus far.

This is different.

What is happening now at 0 Rabbit Hill Way is best described as a gaping wound on the side of the hill. I first heard the sounds of clear-cutting in late May. It's not an entirely new sound or experience because as I've said there are other homes on the hillside that have involved clear-cutting and construction. However, to say the clear-cutting that happened here was rapid and aggressive is an understatement. In the span of just a few days, the scenic hillside was recklessly deforested. The environmental impact is utterly heartbreaking and could have been avoided (other developments on the hillside have not to my awareness caused devastation to the hillside).

Sadly, it's probably too late for the Prosper Valley. The damage is done. What I want to do is find out how this happened in the first place? If I give the Peirces and Town officials the benefit

of the doubt, all this was done with the proper permitting and zoning orders. If that is the case, then I want to know how to put new guardrails in place so this doesn't happen elsewhere in Woodstock. We are a community built on the history of thoughtful stewardship of the land. The irony of this particular project is that it is happening in the shadow of our beloved national park. In fact, to share the words one of Woodstock's respected ancestors, George Perkins Marsh, "Steep hillsides and rocky ledges are well suited to the permanent growth of wood, but when in the rage for improvement they are improvidently stripped of this protection, the action of sun and wind and rain soon deprives them of their vegetable mould . . . They remain thereafter barren . . . producing neither grain nor grass." I believe that the deforestation of O Rabbit Hill way will lead to the very outcome Mr. Marsh warned us about.

I am educating myself about the protocols that are in place (or not) for residential development in Woodstock. I've been naïve and ignorant in assuming our most precious asset, the land, was under some sort of mindful protection. I am in support of new construction, but I want to ensure that it's done in a way that doesn't damage the beauty, hillsides, and ecosystems that we all take for granted. I don't know if this Board is the place to start or what exactly the role is of the Town and its officials in making these sorts of decisions, but I assure you there is growing alarm amongst the community about what has transpired. I don't know if O Rabbit Hill Way is the canary in the coal mine, or if it's the coal mine and we're too late to stop this from happening elsewhere? I do know that my neck of the woods, the Prosper Valley, like the rest of Woodstock, is worth protecting.

In addition, I'm very concerned about the unfounded personal accusations the Peirces have launched against my neighbors, Mary Margaret Sloan and Howard Krum. Mary Margaret and Howard have lived in the Prosper Valley for many years and have been exceptional stewards of their historic land on Gilbert Hill. The Town of Woodstock is so fortunate to have them share their property with the public while also maintaining and upgrading its land use. In an ironic twist to this, the Peirces new (and protected) view will be of Mary Margaret and Howard's beautiful hillside. Furthermore, having read through everything the Peirces submitted to the

Select Board, I fail to see any conflict of interest between the volunteer roles Mary Margaret and Howard hold and their reasonable concern over the nature in which the Peirces project is unfolding. Mary Margaret and Howard, like me and our other neighbors, are rightly concerned about this new and aggressive level of clear-cutting on the hillside in our valley. If we don't react as concerned neighbors, then who will?

The accusations of abuse of power are an attempt at intimidation and silencing that, clearly, didn't work. If this Board is truly interested in witnessing an abuse of power, I suggest they visit Rabbit Hill Way. To that end, I've brought with me a photo of the work thus far as this is probably the most effective way for you all to see the full extent of the clear-cutting and environmental damage inflicted on Rabbit Hill, as well as the obvious and devastating loss of scenic beauty in the Prosper Valley.

Respectfully yours,

Wendy Seiple

