

**TOWN OF BRADFORD - SELECTBOARD**  
**REGULAR MEETING**  
**Meeting Minutes - Thursday September 24, 2015**  
**6:30 p.m. at the Bradford Academy Building - 10A**

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**Board Members Present:** Thomas E. Unkles, Randy L Moore, Daniel A. Perry III, Lisa D. Sharp, Carole P. Taylor  
**Recording Clerk:** Bridget Simmons  
**Others Present:** Brian Schlager, Katherine Rose, Bob Wing, Nancy Jones, Meroa Benjamin, Charles Barrett, Harvey Door, Alex Nuti-de Biasi, Melissa Gordon

Meeting called to order by Ted Unkles at 6:30 pm

**Visitors & Public Comment:**

- Harvey Door wanted to publicly thank the Highway Crew for the paving job that has been done and hoped that his road would be next.
- Nancy Jones wanted to remind the Selectboard that there is a public informational meeting on regional energy to share information on projected energy needs in our region - the meeting is to be held on Monday September 28<sup>th</sup> at 6:00 in BA Auditorium.

**Parks & Recreation Update:**

- P&R has approved Katherine Rose to become a member. Ted thanked Charles for the recommendation of Katherine Rose, however Ted pointed out that the application was not on the agenda tonight, thus the Selectboard would not be voting on that appointment tonight.
- Charles is wondering if Bonna really needs to have 2-3 months prior approval before she does any activities. For example, she is thinking of doing a hike with the Senior Center. Ted explained that there is no arbitrary advance notice time, but when an event involves kids, staff members need to have background checks and this does have to happen well in advance.
- Charles is optimistic that they will have a plan for 2016 and a report of 2015 by November 1<sup>st</sup>.
- There are still some questions in regards to the background checks. Ted would like Jeff to check with VLCT & the SOV to see if we can cut this process down & reduce the fees.
- What are the guidelines for fundraising in the Town of Bradford? The Selectboard is happy with bake sales, car washes, etc however coin drops are frowned upon.
- There needs to be some clarification on the capital reserve fund for the Tennis program - P&R wants to make sure the money raised/earned in 2015 is put in the special capital/reserve fund for 2016. Ted will speak with Jennifer in regards to this to make sure this happens.
- Is Bradford Teen Association part of Parks & Rec - does the budget and admin stuff need to be approved & run thru Parks & Rec? The general consensus of the Selectboard was yes, however it's important to understand that all Salaries, including Bonna's will be determined by the Selectboard only.
- On October 9<sup>th</sup> or October 15<sup>th</sup> at Treasure Island and event is being held with up to 10 kids they are calling it "Fall Paddle" - there will be 2 adults at this event, both Katherine and Bonna. Katherine is seeking Selectboard approve this evening. Lisa & Ted both approve this request.

**Memorial Field:**

- Discussion ensued regarding Memorial Field. Charles Barrett suggested that a committee be created that includes a member from each of the Selectboard, the School Board, and the Golf course. Charles is frustrated with the terms that the Walter Lee Committee put forth in regards to the request for funds to redesign Memorial Field. Superintendent Beth Cobb provided the Selectboard with a letter in support of the work on Memorial Field.
- Ted is wondering why the School Board is interested in leasing the land to the Town instead of selling it the Town. Do we know what the terms of this donation/agreement is? Charles has a copy of the Deed, it was a sale for \$1, Bob Wing has read it and it doesn't appear to have any stipulations. Bob Wing pointed out that the relocation of the road and redesign of the playing fields will need to take in to consideration flood plain zoning requirements.
- **Motion made by Daniel Perry III to approve the use of the Walter Lee funds of \$6,000 to hire a Landscape architect to redesign Memorial Field with the understanding that money will not be used for a boundary survey as this has already been completed. So voted. Motion passed unanimously. (5-0)**
- Brian Schlager asked to the Selectboard to find out what the steps are in terms of leasing the Memorial Field.

**Parking - 250<sup>th</sup> Celebration:**

- On September 26<sup>th</sup> from 10-4 there will be a craft fair Peter Richards has requested that there be no parking in front of the building except for drop off. There will be 29-30 vendors at the craft fair. Also on Sunday, there will be breakfast at the Mason Hall. On November 7<sup>th</sup> there will be a musical salute. The book will print within the next week - it should be out before Christmas.

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**Conservation Commission:**

- Nancy Jones is interested in some solar powered lights at Denny Park, Nancy Jones suggests that we take \$600 from the LEAF account along with \$400 Conservation Commission to special projects account, to help pay for the parking lot behind Denny Park. Nancy understands that it may cost more than \$1,000 to fund this project and that Phil may ultimately decide against using solar powered lights at Denny Park.
- **Motion made by Randy Moore to move \$600 from the LEAF fund along with the \$400 from BCC to be transfer to the Highway special projects account. So voted. Motion passed unanimously. (5-0)**

**Telephone Contract:**

- Discussion ensued regarding the telephone contracts. Ted pointed out that he has not had adequate time to study the plans and does not feel he can make an informed decision tonight.
- Dan feels that we should stick with Fairpoint for another 3 years for general telephone service and enter a contract with BCN for long distance.
- **Motion made by Daniel Perry III enter a 3 year service contract with Fairpoint for general telephone service as well as enter into a contract with BCN for long distance. So voted. Motion passed. (4-0-1) Ted Unkles abstained.**

**Copeland - Solar Farm:**

- Tim Copeland is interested in install a 500KW solar array subject lot - it will cover his entire lot. State law requires that set backs for solar farms must be 100 feet from road and 50 feet from property lines, however, these could be waived by the Selectboard of the town in which it is to be placed. Tim needs to submit an application to the Public Service Board which is called certificate of public good - the only thing that Tim is asking for tonight from the Selectboard is they waive of the State setbacks. Tim is not sure until the survey is completed but he thinks that it will be approximately 20-30 feet from the road.
- Ted feels that selectboard can approve a setback that complies with the town's zoning for the Industrial park, but if he wants his solar panels closer than the zoning allows, Tim will need to go before the ZBA,
- Lisa thinks a great uses of that property, but wonders if we dare approve this without holding a hearing to allow the public to be heard.
- Question was raised if Mike Smith was contacted in regards to the monitoring wells, Tim indicated that yes, he had been and that Mike had checked it out and that all was ok.
- **Motion made by Daniel Perry III to approve Tim Copeland's request to put the solar panels closer than the state setbacks allows but no closer than our town zoning bylaws allow. So voted. Motion passed unanimously. (5-0)**

**Listers - Errors & Omissions:**

- Tax bill went out to parcel ID #09-03-0113 and was listed incorrectly with business use, this has been corrected now.
- **Motion made by Carole Taylor to accept the errors and omissions report submitted on parcel ID #09-03-0113 as submitted by the Listers and to have Ted Unkles sign on behalf of the Selectboard. So voted. Motion passed unanimously. (5-0)**
- Bob Wing wanted the Selectboard to be aware that current use this year is being allowed to be taking out at a lesser rate. There are no actions that need to be taken at this point, but the land owner could be requesting a change in their current use, then the tax amount due to the town will change, this will be after the "due" date and thus the Town Treasurer feels that they shouldn't have to pay interest and penalties.

**Complaints - Junk Ordinance Violations:**

- In regards to the Clark property, there has been one complaint, Ted Unkles feels that we should draft a letter to Mr. Clark asking him to clean up the property.
- In regards to Mr. Nutting's property, there have been several complaints and a letter needs to be sent requesting the property be cleaned up by a certain date, if it is not, then there will be a fine assessed There is a question if this property is in violation of dangerous building ordinance? The Selectboard agrees the deadline will be October 15<sup>th</sup> with a \$100 fine.
- **Motion made by Daniel Perry to authorize Ted Unkles to draft these two letters on behalf of the Selectboard. So voted. Motion passed unanimously. (5-0)**

**Zoning Administrator Budget:**

- Bob Wing has gone over the budget for the Zoning Administrator. Ted Unkles stated that this year has been busier than most and this could not be avoided. They advised bob to continue his duties, but try to keep his costs to a minimum.
- The Selectboard would like a budget vs actual. The Selectboard will need to make an adjustment for 2016.

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**Minutes:**

- Ted thanked Lisa for doing a magnificent job with the minutes from September 10<sup>th</sup> 2015.
- **Motion made by Carole Taylor approve the minutes from September 10, 2015 as corrected. So voted. Motion passed unanimously. (5-0)**

**Orders:**

- **Motion made by Randy Moore to approve the orders of September 25<sup>th</sup> 2015 as submitted. So voted. Motion passed unanimously. (5-0)**

**Other Business:**

**Admin Fill-in:**

- Bridget Simmons will be filling in for Danielle Robinson while she is away on Maternity leave, the costs will come from general government staffing. Ted will fill out the form submitted by Jennifer.
- **Motion made by Randy Moore to approve Bridget Simmons helping out in Danielle Robinson's absence to be paid from general government staffing. So voted. Motion passed unanimously. (5-0)**

**Enhanced Living Inc.:**

- Enhanced Living Inc had their court hearing yesterday. Ted was in attendance. He spent the entire day there yesterday, they asked Ted to verify that they minutes were in fact the ones that were submitted from us and that the Selectboard voted in support of the project.

**Building Use:**

- **Motion made by Daniel Perry III to approve the form submitted from Bradford Youth Sports to use conference room 10A on September 28<sup>th</sup> at 5:30pm. It's noted that Claude had already approved this before he left for vacation, but asked that the Selectboard put their final approval on it. So voted. Motion passed unanimously. (5-0)**

Meeting adjourned at 8:16 p.m.

Respectfully submitted:



Thomas E. Unkles - Chair



Randy L. Moore - Vice Chair



Daniel A. Perry III



Lisa D. Sharp



Carole P. Taylor



Bridget Simmons, Recording Clerk