

SELECTBOARD MEETING MINUTES

Tuesday, August 5, 2025, 5:30 p.m, Old Schoolhouse Common and Zoom

Present: Selectboard members Justin Campbell, Richard Baker, and Christopher Whalen; Town Clerk Bobbi Brimblecombe; Assistant Town Clerk Brittany Chouinard; Chelsea Van Vliet (Marshfield Resilience Hub Coordinator & Farmers Market Manager), Michelle McCormick (Resilience Hub and Planning Commission); Niki Sabado and Brian Voight (CVRPC), Lloyd Potter, Bob Popp and Steve Fiske (Conservation Commission), Greg Western (Cross Vermont Trail), Andrew LaRosa, Amanda Wojtalik-Courter

At 5:30 p.m. the meeting was called to order by Justin Campbell.

Changes or additions to the agenda: Chair

Minutes: approved the minutes of July 15, 2025

Public Comment: none

Old Schoolhouse Common: Andrew LaRosa has sent a draft of the facilities plan to the Selectboard. Chris asked whether we should be thinking about replacing the building. Andrew stated that it is a good, solid building worth saving. The board noted that this would be dependent on the results of the hydrology study. The Board will review the draft and discuss it at the next meeting.

Regarding the infiltration project, he has talked to an environmental contractor about installing a monitoring well. He also talked to the Board about getting the elevator back in service and also about putting in a sump in the elevator.

Regarding the proposal to paint the gym floor, Andrew feels that it is problematic because when the paint gets worn, it may fail, and it would need to be re-done or would be difficult to remove. He suggested trying it in the vestibule. Michelle explained that the paint they proposed is garage floor paint. There is currently no traffic at all, making it impossible to test. She feels that it is an immediate need because it would get the building back in service for the community. She feels that a finished floor could be installed over the top of it. Andrew is concerned about the moisture coming up through the concrete. Justin noted that he has seen that type of pain fail, and it is a mess. Andrew feels that polishing and sealing would be a better option. Bobbi will talk to FEMA about whether polishing and sealing the concrete would be eligible for mitigation funding.

Food Security Project: Chelsea Van Vliet addressed the Board about the proposed food resiliency project. Rich noted that there are fire safety rules about how wide the hallway needs to be and whether the cabinet and/or refrigerator would block the hallway. Chris wondered if it would be better to locate the cabinet outside so that folks could access it when the building is not open. Michelle noted that there is a refrigerator proposed as well, and locating the cabinet and refrigerator outside is not being considered. Michelle noted that the food shelf folks are doing the best they can but the hours are limited and folks in the community are food insecure, even working folks,

and they can't get here during the hours the food shelf is open. Justin noted that he is not a fan of cluttering up the hallways in a public building. Chris moved to support the idea. Rich seconded – all in favor.

Regional Planning Maps: Niki Sabado spoke about Act 181, the update to Act 250 which creates a tiered framework for location-based jurisdiction, so projects would be reviewed based on location rather than size. Act 181 requires the creation of regional future land use maps, which will include a new framework of categorizing land. Areas are divided into tiers and categories. There are nine future land use categories. There are three tiers of Act 250 jurisdiction.

Rural Conservation class of future land use may or may not include lands that have a conservation easement. CVRPC and the town will decide what the criteria will be.

Tier 1 areas are eligible for local regulation. Tier 2 is status quo. Tier 3 designation will be for the highest conservation value. It will not be every current use parcel or every parcel that Vermont Land Trust has development rights. ANR is taking the lead on this based on highest priority. It doesn't mean that development is off limits in those areas. CVRPC is still waiting for more guidance from the state about what it means to be Tier 3. The state is not looking at local zoning to help develop their conservation areas, but it doesn't supersede town designations.

Tier 1A is fully exempt but Marshfield would probably not qualify. With area defined as Tier 1B (high density), the town can apply to opt in. If we opt in, the municipality would review the project under the Act 250 criteria, and the project would not have to go to the state review process. Brian Voight noted that it is unlikely that the whole town would be Tier 1B – it would likely be village centers. Rich asked who would do the review – would it be the DRB? Brian indicated that the state gives the town latitude in how the review is done – by the DRB, by staff, or by an outside consultant. In order to apply, the Town would have to demonstrate that we have the administrative capacity to do the review. Rich questioned whether it would be worth it for the few instances where we would get an application that would fall under this category. Brian suggested that as an alternative, maybe the town's zoning process could get streamlined so that if a project qualifies for Act 250 review, it would get limited local review before being passed on to Act 250.

Rich pointed out that the town's land use map includes conservation land that cannot be developed for year-round housing, but in the regional map may identify it as available for housing. Brian noted that the new maps will not force the Town to do anything with our local zoning. The regional maps will be aspirational for housing but will not require the town to meet housing goals.

CVRPC would like to expand the village areas where there are services available. Brian asked whether the town would like them to expand the village designation or keep it the same. He noted that the town has time to submit feedback before the final maps are submitted in early 2026. Expanding the village designation would make more property eligible for future grants. Niki noted that the state village designation program is sunsetting.

Brian will make us aware when the new drafts of the maps are available, and there will be more

opportunities for feedback before they are finalized.

Planning Commission: Rich explained that the Planning Commission is currently a 5-member board but they only have three members, so it is difficult to get a quorum. He suggested that the Board change it to a three-member board for now, and increase it back to five if we get more volunteers. Justin moved to change the Planning Commission to three members. Rich seconded – all in favor.

Martin Covered Bridge Park: Steve Fiske, Bob Popp, and Lloyd Potter attended the Board to discuss their proposed management plan for the covered bridge. Bob explained that the plan has been on the town website and has been reviewed by the county forester and stakeholders. The draft operations plan was reviewed by the Conservation Commission. They feel that there should be some modifications to make the two plans not contradict each other. Justin feels that we need to limit the discussion on the operations plan at this meeting out of respect for the operations committee, as they are not able to attend this meeting. It was agreed that when the two plans are finalized we would like to have one cohesive document that includes the management and operations plans. Greg Western would like to discuss the Cross Vermont Trail at a future meeting – CVT would be willing to help with maintenance of the trail in the future. CVT plans to request an easement at some point, both on the railroad bed on this parcel and on a trail from the parking lot to the railroad bed. Rich suggested adding language about an elevated, flood-resilient walkway as a goal for the future. There is no funding for that now and it would likely be very expensive, but putting it in the plan might help the town obtain a grant in the future. Bob noted that there is still disagreement about haying. The Conservation Commission's compromise was to allow haying on fields one and two, but field three would be brush-hogged occasionally. He noted that Tim Maclay told him the flood damaged field one and it isn't suitable for haying at this point. He stated that the conservation easement requires us to keep the fields open but that could be accomplished by brush-hogging. Steve Fiske stated that the best value of field one is as a floodplain. He noted that if we lowered the river bank in one spot, the river would be able to access the field.

Justin suggested that the Conservation Commission coordinate with the operations folks and let the Board know when they are ready to come back with one cohesive plan.

Meetings: The Board of Abatement will meet on Wednesday, August 20 at 5:00 p.m. The Board of Civil Authority will meet immediately following, to purge the checklist.

Subdivisions on Legal Trails: The Town Attorney reviewed Rich's draft of zoning language that would reduce the right of way requirements. Justin moved to hold a public hearing for discussion of interim zoning on this issue, on October 7. Chris seconded – all in favor.

Playground: Bobbi explained that employees from VT Forests and Parks have notified us that we are in violation of the Land and Water Conservation Grant we received for the playground due to the installation of the solar panels on what they believe is encumbered land. They are relying on a preliminary map from decades ago, because a final map was never submitted. The town has a few options – we can create a new map, or pursue conversion. The Board's preference is to assert that

the map is incorrect, and submit an appropriate map.

Chair: Justin expressed concerns about his time as chair. He is feeling unprepared for the meetings and offered to let one of the other members take over as chair. They expressed support for Justin and feel that he should not resign unless he feels that the workload is too much. They are happy with the job he is doing.

Correspondence: The Board received correspondence from Erik Van Hauer and Lawrence Black regarding the cell towers. The Board noted that Verizon has not submitted an application yet.

Expenses, Permits & Payroll: Selectboard members read and approved reports for General Expenses and Payroll.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Bobbi Brimblecombe, Town Clerk

The foregoing is a true copy of the Minutes of the August 5, 2025 Selectboard Meeting.
A True Record. Attest, _____, Town Clerk
