

**Windham VT Selectboard Meeting Minutes
August 15, 2022 Regular Meeting**

Via Zoom

Kord Scott, selectboard chair	<i>Others Attending:</i>	Tom & Louise Johnson
George Dutton, selectboard	Antje Ruppert	Cathy Edgerly
Michael Pelton, selectboard	Maureen Bell	Alden Wicker
Mary McCoy (Mac), selectboard clerk	Vance Bell	Michael Simonds
Bill Dunkel, planning and ZBA chair	Phil McDuffie	Ginny Crittenden
David Cherry, DVFiber	Kathy Jungermann	Al (& Pat?) McLaine
Steve John, DVFiber Chair	Crystal Corriveau	Eileen (& Tom?) Widger
Paul Alcorn, Mt. Town Housing	Becky Eliastam	Elizabeth Stober

Call to Order

Kord announced the meeting, called it to order, and started the recording at 5:32 PM.

Additions to Agenda

Kord noted that the calendar which was attached to the agenda should not have been included. There were no other changes to the agenda.

Announcements/Reminders

Bill said the Window Dressers would be at the Meeting House November 11-16. Anyone who wants to create seals for their windows should contact Bill or anyone on the Energy Committee.

Approval of Minutes

There were no changes to the minutes from the meetings on July 29 and August 1, 2022.

Motion: To approve the minutes from both meetings. Kord moved, and all agreed.

Public Comment

The VLCT was contacted regarding Zoom attendees having logos displayed in their Zoom box (instead of their name or face). This is considered a matter of free speech and as such is allowed.

Correspondence

There was no correspondence to report. Kord noted that any correspondence received which relates to an agenda item will be discussed as part of that agenda item, and not also under correspondence.

New Business

Presentation by DVFiber – David Cherry, Windham’s representative to DVFiber, gave a presentation that covered the history, goals, funding, plans, and development of this organization that will bring high-speed internet to 24 towns in southern Vermont that are currently unserved or underserved by broadband providers. DVFiber has received \$4.1 million dollars in funding and has spent half on developing the necessary infrastructure. Additional funding is being pursued and looks likely. David asked that ARPA funds be designated to help pay the cost of extending phone lines to homes that are more than 400 feet from the nearest utility pole, as that cost is not otherwise covered. Working with Great Works Internet, a private broadband provider, the DVFiber service will use fiber optic cable and will provide a minimum speed of 100 Mbps upload and 100 Mbps download. The cost will be cheaper than the going rate from other internet

providers. The service will be available in the southern half of Windham by the end of 2024. (The northern half, served by VTel, already has good service and is not included in the initial plans.) Many thanks were offered to David for his hard work in making this possible. Steve John from DVFiber was also present to answer questions. David's presentation is attached. To see and hear the presentation, go to the town website > town government > selectboard > minutes > [SB Meeting 8-15-2022 video 0-40](#).

Old Business

1. Affordable Homes – Paul Alcorn from Mountain Town Housing described the work of this organization based in Londonderry that is building an affordable home there. They are addressing the need for decent housing for the area's workers who can't find decent homes they can afford. The organization received donated land and other donations. The future homes they plan to build will be financed using the income from the sale of the home currently being built, as well as donations. The homes will be energy efficient. Support and oversight are provided by the Windham Windsor Housing Authority.
Next Step: Paul will put our selectboard in touch with others to provide advice on creating affordable homes in Windham. Kord will send him information about two properties that the town owns that might become affordable homes.
2. NEMRC Contract – All questions have been answered about using NEMRC to provide the reappraisal of all properties in Windham.
Moved: To sign the contract with NEMRC. Kord moved, and all agreed.
3. Meeting House Improvements – Pete Newton was not present to give his comments.
4. Meeting House Insulation – We've received a bid to for the insulation work from Vermont Spray Foam. Another bid is needed.
Next Step: Kord will ask Jeff Dunbar from Farm Insulators for a bid on this work.
5. Upgrades to Town Office – The selectboard has received two bids to insulate the Town Office and one no-bid. We still have no information for the needed air-exchange system.
Next Step: Review the two bids for insulation and make a decision. Find out the possible cost for the air-exchange system.
6. ARPA Committee – Mac reported that the committee will meet this Wednesday, as their last meeting had to be postponed. The committee needs to know three things from the selectboard. 1) How much money has already been designated in the budget or by the board for projects the committee is considering? 2) Should the committee conduct its business quickly to address immediate needs or focus on a long-range plan that includes other grant opportunities? 3) Will the selectboard approve the pursuit of a grant through Vermont's Act 172 to install solar panels on the Town Office roof. The selectboard wants the committee to decide the best timeline and recommend that to the selectboard, and they approved applying for the Act 172 funds. Kord noted that using ARPA funds to hire a grant writer-administrator would be a way to pursue the many other grant opportunities available.
Next Step: Kord will find out how much money is in the budget or has been previously designated for projects the committee is considering. Mac will relay the info from the selectboard to the ARPA committee, and she will review the guidelines for the Act 172 funds when they are posted on September 1.

7. Audio-visual Equipment – Kord said he has received help from Becky Eliastom that has been very beneficial, including her arranging from her employer to donate AV equipment to Windham, that includes a laptop, microphone, and camera. Windham will need to provide cords. She received many thanks from the selectboard.
Next Step: Becky, Kord and Vance will go to the Meeting House to further ensure that the equipment will meet the needs there. A list of any additional equipment needed will be made.
8. IT person for Town Office – This was tabled until the next meeting, as there was no information to report.
Next Step: Search for an IT person.
9. Better Roads Plan – The grant for the work on Wheeler Road needs to be completed by September 30.
Next Step: Complete the grant.
10. Zoning Issues on Wheeler Road – The Zoning Board of Adjustment conducted a hearing with input from residents, the property owner, and Bob Fisher, town attorney. The slope of the land, which resulted in the foundation of the house being located too close to the road, is complicating the resolution. The ZBA went into deliberative session, but no decision was reached. The ZBA will meet again on Wednesday, August 24, with a public hearing before the ZBA goes into deliberative session. The ZBA’s decision will be shared immediately with residents. The selectboard offered gratitude to Bill for his skillful chairing of the meeting, as there are strong, mixed feelings about this situation. Bill said a lot has been learned from this, and the Planning Commission will be considering changes to the town zoning regulations.
11. Speed Studies – Kord contacted the Sheriff’s Department and will speak to the person there who schedules the speed studies. George asked for a study of West Windham Road on Labor Day weekend. Michael noted that our current speed limits need to be enforced. Crystal and Alden requested that the Sheriff’s Dept. enforce the speed limits at night and on weekends, as that is when the worst speeding takes place.
Next Step: Kord will schedule additional speed studies and will ask for the sheriff’s presence at nights and on weekends.
12. Town Properties for Sale – This day was the deadline for offers to be received for the town properties. The town attorney clarified that the two properties with houses on them can be built on as long as they meet current guidelines and there is no nonconformity.
Next Step: The offers will be opened at the next selectboard meeting. Kord will tell those who made offers that having a home there is contingent on the zoning administrator’s approval, and if not approved, they can withdraw their offer.
13. Rescue Collaboration – This was tabled until the next meeting.
14. Chase Road Culvert – The hole has been dug, and the culvert is due for delivery. Work might be completed as early as the end of this week.
15. FEMA Project Funds – Two cost totals have been approved, and \$80,000 to \$90,000 is expected in reimbursements from FEMA. Funds are also expected soon from the state.

16. Hybrid Meetings – The decision to have hybrid meetings was tabled until the AV equipment is up and running. The next meeting will be by Zoom only. Since the first Monday in September is Labor Day and conducting the meeting then could limit public participation, the selectboard decided to reschedule it for Tuesday, September 6th.

Payroll/Bills

Moved: To approve the pay orders received from the town treasurer and to have Kord sign for the payments presented. Kord moved, and all agreed.

Adjournment

Moved: To stop the recording and adjourn the meeting at 7:48 PM. George moved and all agreed.

The next meeting is Tuesday, September 6, 2022 at 5:30 PM.

Respectfully submitted,
Mary McCoy, selectboard clerk
Approved on 9/6/2022

Accompanying documents:
DVFiber Presentation