

Town of Woodstock
Selectboard Meeting
December 16th, 2025
6:00PM
Town Hall & Zoom
Agenda

- A. Call to order**
- B. Additions to & deletions from posted agenda**
- C. Citizen Comments – three-minute Limit**
- D. Manager’s Report**
- E. Interviews**
 - Marketing Committee
 - Nori Pepe, Loren Fisher, Aimee Bartlett, Lisa Lance
- F. Discussion**
 - Homestead filing penalty

 - Way Finding Signs
 - Waste Water Plant Renovation Updates
 - Plaques and Monuments Policy
- G. Vote**
 - 1. Update to sewer/water guidelines
 - 2. Marketing Contract
 - 3. EMS Per Capita fees to subscribing to member Towns
- H. FY27 Budget**
 - 1. Discussion
- I. Proposed executive session1 V.S.A 313**
 - 1. Marketing Committee Appointments Discussion
- J. Votes**
 - 1. Marketing Committee Appointments
- K. Proposed executive session1 V.S.A 313**
 - 1. Discussion of contract with Village Conservancy
- L. Approval of Minutes**
 - 11.18.25
- M. Adjournment**

Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMIBKeHJPUjB6QT09>

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

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

Name: Nori Pepe
Physical address: 248 Sawyer Road Mailing address: same
Woodstock Vermont 05091
Telephone: 904-583-0644 Email: npepe@billingsfarm.org

Board/Commission/Committee you are applying for: Marketing Committee (Chamber member position)

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 Kitty Koar at kmearskoar@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'm committed to supporting thoughtful, community-centered marketing that strengthens local businesses. This committee aligns closely with my work at Billings Farm & Museum and my interest in contributing to collaborative town-wide initiatives. I would welcome the opportunity to contribute to this committee in a meaningful way.

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: As the Marketing Manager at Billings Farm, I manage external communications, create content, and maintain strong relationships with partners across Woodstock. My experience includes strategic messaging, community engagement, and coordinating marketing efforts that reflect our mission, values, and goals.

Previous Volunteer Experience

Summarize your previous volunteer experience: I have served on the Wassail Organizing Committee for the past two years, working closely with community representatives and the Chamber to support this iconic Woodstock event. This experience has reinforced how essential collaboration is to the success of events and initiatives in our town.

Additionally, I served on the Two Rivers Printmaking Studio Board from 2022-24.

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: Nori Pepe

Digitally signed by Nori Pepe
Date: 2025.12.04 16:40:54 -05'00'

Date: 12/4/25

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: Aimee Bartlett
Physical address: 248 Parker Hill Road Mailing address: Same
Springfield, VT 05156
Telephone: (802) 598-5585 Email: aimee@vermontwayfinders.com

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

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
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- 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'm requesting appointment because I can offer both practical insight from working directly with visitors through Vermont Wayfinders (a tour company serving the Woodstock area) and professional expertise in marketing and go-to-market strategy. I want to help strengthen Woodstock's marketing efforts in a way that supports local businesses, improves the visitor experience, and preserves the character of the community.

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 bring a mix of strategic and hands-on skills from both my professional role and my work with Vermont Wayfinders. My background includes corporate strategy, go-to-market planning, and close collaboration with sales and marketing teams. I also have experience in digital marketing, SEO, website strategy, and social media content development. Through Vermont Wayfinders, I've gained detailed insight into visitor behavior and expectations in this region. Outside of work, I'm active in outdoor recreation and horses, which gives me a strong connection to the landscape and community that visitors come here to experience.

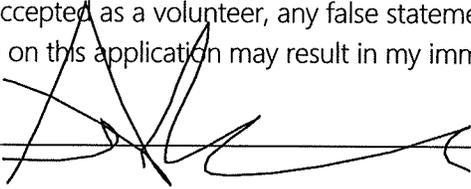
Previous Volunteer Experience

Summarize your previous volunteer experience: _____

Locally, I've volunteered with GMHA and I also participate in opportunities organized by my employer when I can (I work remotely). I'm also active with the Woodstock and Springfield Chambers of Commerce. These experiences have strengthened my ability to collaborate and contribute to community-focused efforts.

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: _____


Date: 11/24/25

Our Policy

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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: Loren Fisher
Physical address: 55 South St Mailing address: same
Woodstock
Telephone: +1 (802) 356-3464 Email: loren@lorenphotos.com

Board/Commission/Committee you are applying for: Marketing

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
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All members appointed will be asked to:

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Reasons for request appointment

Summarize the reasons that you are requesting appointment: As president of the Woodstock Area Chamber of Commerce board of directors, I'm deeply involved with the website and how I'm a business owner, resident and concerned citizen who previously owned a marketing I worked in corporate marketing positions and study marketing trends.

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 was Managing Editor overseeing two daily newspapers and headed the website that had 11 million monthly page views. I a multimedia marketing company that created more than 50 websites, plus photography. I was digital editor for Robert Wood Johnson hospital system overseeing the website and

Previous Volunteer Experience

Summarize your previous volunteer experience: President of Woodstock Area Chamber of Commerce

Former president of NJ Chapter of American Media Photographers Association

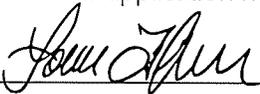
Former board member of the Adult Day Center of Somerset County

Former board member of NJ MS Society

Volunteer for numerous projects and events

Agreement and Signature

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Signature: 

Date: 12/4/25

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

Name: Lisa Lance
Physical address: 6 Elm St. Mailing address: 6 Elm St.
Woodstock, VT 05091 Woodstock, VT 05091
Telephone: 314-324-3882 Email: info@woodstockgalleryvt.com / lisa_lance@sbcglobal.net

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

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:

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- Contribute to work requested outside of the regular meetings if necessary
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Reasons for request appointment

Summarize the reasons that you are requesting appointment: I am the assistant manager of
The Woodstock Gallery and would like to represent the gallery on the marketing committee to help
establish chamber goals and implement strategies for marketing and communications to benefit the
businesses of Woodstock.

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 more than 20 years of marketing,
public relations, branding, and content development experience. Prior to my role at The Woodstock
Gallery, I was vice president of marketing and communications at Vermont Law and Graduate School.
I am a writer for local publications, and I have a consulting business that offers communications and
marketing services.

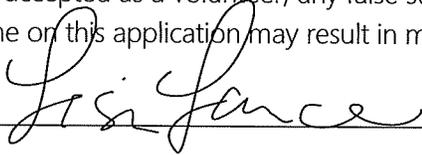
Previous Volunteer Experience

Summarize your previous volunteer experience: I have served on several Boards of Directors, including the Yankee Chapter of PRSA (I'm the 2025 president and co-chair of the professional development committee), Opera North, CityLit Project, and PRSA Maryland. I have served as a mentor for Pass the Torch for Women and as a volunteer instructor for Writers in Baltimore Schools. I've served on committees for Baltimore Center Stage (the State Theater of Maryland), and as a juror for Vermont Biz's Rising Star Awards and the Scholastic Arts and Writing Awards.

Agreement and Signature

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Signature: _____



Date: 11/24/25

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Pursuant to 32 V.S.A. § 5410(g), a municipality may impose a penalty for failure to file a homestead declaration or for filing a late homestead declaration and thereby necessitating the issuance of a corrected tax bill. The penalty may be set at amount up to three percent of the education tax on the property. However, a penalty of up to eight percent of the education tax on the property may be included if: (1) the property incorrectly declared as a homestead is located in a municipality that has a lower homestead tax rate than the nonresidential tax rate; or (2) if an undeclared homestead is located in a municipality that has a lower nonresidential tax rate than the homestead tax rate.

There is authority in 32 V.S.A. § 5410(j) for a municipality to abate (forgive or reduce) the penalty. Depending on the circumstances and basis for the request, the request for abatement is handled by either the State or by town officials. If the taxpayer is appealing a domicile determination, then the appeal goes to the State Commissioner of Taxes. If the basis for the appeal is grounded in "hardship," then it is handled by the selectboard or, at the selectboard's election, by the board of civil authority (BCA) or board of abatement (BOA). All other appeals of this penalty are made to the board of listers.

Regardless of the reason for abatement, the local administrative process is the same: the request for an abatement of a homestead declaration penalty not handled by the Commissioner must be made to the town treasurer or other person designated to collect current taxes. When that request is received, it must be forwarded to the appropriate body designated to address that particular request for abatement. This is not a purely ministerial process, however, as the person forwarding that request must include "his or her recommendation." This means that the treasurer or other person designated must review the request carefully and give his or her own recommendation as to why the request should be approved or denied.

Timing is important: the taxpayer may only appeal an assessment of this kind of penalty within 14 days of its mailing. If a local official receives a request that does not designate the reason for the appeal, it is incumbent upon that official to contact the taxpayer and ask for something in writing that explains the reason for the appeal.

If the request for abatement is for hardship, then it must be forwarded to the selectboard or to the BCA or BOA if the selectboard has designated one of these boards to hear such appeals. The law defines "hardship" as:

- A. an owner's inability to pay as certified by the Commissioner of Taxes in his or her discretion; or
- B. an owner's filing an incorrect, or failing to file a correct, homestead declaration due to one or more of the following:

1. full-time active military duty of the declarant outside the state;
2. serious illness or disability of the declarant;
3. serious illness, disability, or death of an immediate family member of the declarant;
4. fire, flood, or other disaster.

A selectboard, BCA, or BOA only has the discretionary authority to abate all or a portion of the penalty, and any tax, penalty, and interest arising out of a corrected property classification for one of the reasons listed above. Whether the selectboard approves or denies the request for abatement it must state "in detail in writing the reasons for its grant or denial of the requested abatement." 32 V.S.A. § 5410(j).

Any other reason for abatement must be forwarded to the board of listers, whose decision may be appealed by the taxpayer to the BCA and from there to Superior Court.

Regardless of which public body the appeal is made to, the appeal is conducted as a quasi-judicial hearing and should be handled in the same way as a request for abatement. After the hearing, the appropriate public body should close the hearing, enter deliberative session, and issue a final written decision including the relevant facts, the applicable law, and the body's decision and reasoning.

For general information about tax abatement, see VLCT's Info Sheet on Tax Abatement.

From: Abbie Sherman

Date: December 12, 2025

RE: Village Wayfinding Signage

Project: Wayfinding signage and map development of the Village and outlying businesses and recreation opportunities.

The project would begin with development of signs for the Village core and have the potential to extend beyond the village and into the Town, creating the look and feel of a cohesive network of recreation and tourism opportunities. In addition to input from the Village Trustees and the Town Selectboard, input from a few local community groups who are stakeholders in the design would be solicited, including from the Chamber, Billings Park Commission, the Woodstock Village Conservancy, and WAMBA. Final design approval and layout on Town and Village properties would come from the Joint Board.

Design of wayfinding signs would target all user types (vehicular, pedestrians, and bicyclists) and include a hierarchy of signs with varying sizes depending on the location for its use (St. Albans and Waterbury). The layout of the signs will influence the shape and style. The variety of signs could include a map of the village (such as in Rutland); QR codes for self-guided history walks, shops and restaurants, and parks and trails; and interchangeable plaques so that only the plaque needs replacement and not the entire sign.

The design phase would provide a map of the Village denoting the various landmarks and opportunities within and outside the Village, as well as cost estimates for all signs and proposed phasing for implementation. Once costs for construction and installation of the signs are known, it will be possible to look at grants or other funding options.

Cost: Two estimates of cost have been received showing a wide range of options for wayfinding. These were not based on a formal request for proposals, and a formal request could be formulated with the Joint Board's exact needs. The proposed maximum budget for design would be \$10,000 and is requested to be paid from the Economic Development Fund.

Guidelines for Water & Sewer Abatements

- A. The Town of Woodstock Sewer Commissioners may abate, in whole or in part, sewer fees, interest, penalty or collection fees, or any combination of those accruing to the town in the following cases:
 - 1. Fees or charges of persons who have died insolvent.
 - 2. Fees or charges of persons who are unable to pay the fees, charges, interest, penalty or collection fees.
 - 3. Fees or charges in which there is a manifest error of the Town.
 - 4. Fees or charges due to the change in the number of people living in the home or a change of use of the property. However, unless specifically stated otherwise, this change shall be in place for three years, after which the property shall automatically revert back to its prior use unless the property owner requests an additional abatement.
- B. The Commission's abatement of a fee or charge shall automatically abate the amount of any uncollected interest and fees relating to that amount.
- C. The Commission may order that any abatement as to an amount or amounts already paid be in the form of a refund or in the form of a credit against the fee for the next ensuing year.
- D. Abatements may only be granted for charges accrued within the previous three (3) years.

Woodstock Fire/EMS
EMS Per Capita fees to subscribing member towns,

Fiscal year covering July 2026 - June 2027

Please see the table below that lists the Per Capita fee for FY2027:

Town	Fee	Total
Pomfret	\$70.00	\$39,060.00
Bridgewater	\$70.00	\$65,520.00
Reading	\$70.00	\$630.00
Plymouth	\$70.00	\$21,630.00
Hartland	\$45.16	\$20,999.40
Totals		\$147,839.40

I recommend no change to the per Capita fees.

Respectfully submitted,

David Green, Fire Chief

**Town of Woodstock
Special Selectboard Meeting
November 18th, 2025
6:00 PM
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Ray Bourgeois, Laura Powell, Vice Chair Susan Ford, Keri Cole, Cliff Johnson

Staff: Eric Duffy, Abbie Sherman

Public: Wendy Marrinan, Beverly Humpstone, Byron Kelly, Roger Logan, Norm Frates, Donna Foster, Karim Houry

Call to order

1. Chair Ray Bourgeois called the Selectboard meeting of November 18th to order at 6:00 PM

A. Additions to & deletions from posted agenda

Wassail Parade to Use the Town Snow Dump

~~Vermont Land Trust Grant-Vondell-Cobb Conservation Easement~~

Vondell-Cobb Conservation Easement Fundraising – Move under Discussion

B. Citizens Comments

Byron Kelly from Woodstock expressed appreciation for the boards and Town Manager. He congratulated Cliff Johnson on his focus on affordable housing and noted the challenges of reconciling community interests with changing demographics. He mentioned that only 9% of current residents lived in Woodstock before 1990, with 75% of the population having been there less than 15 years. He also expressed concern about the frequency of executive sessions and requested more transparency.

Beverly Humpstone from South Woodstock, a Design Review Board member for approximately 20 years, explained that she and fellow board members had resigned as a group. She emphasized the importance of having design expertise on boards overseeing Woodstock's aesthetic character, noting that none of the current Development Review Board members have a design background, while the Design Review Board included professionals with relevant expertise.

Wendy Marrinan supported Beverly Humpstone's comments and requested that the Selectboard ask the Planning Commission to make current planning documents more accessible on the Town website. She noted that draft documents are difficult to find, which hinders public engagement.

C. Manager's Report

Eric Duffy reported attending a meeting with the education committee at the high school, where residents provided feedback to the delegation. He updated the board on

grant applications, noting that Abby Sherman, Stephanie Appelfeller, Two Rivers Ottauquechee Regional Commission, and the National Park Service are collaborating on a FLAP grant application for up to \$2.2 million to improve access to national parks. The grant would fund sidewalk improvements, Central Bridge repairs, and a trail from National Park to the Rainbow Playschool School. The submission deadline is December 2nd.

Eric Duffy reported that the Town hosted tours of the Wastewater Plant the previous Saturday, with Selectboard representatives, legislators, and members of the public attending. A website with information about the wastewater plant renovation is now live.

Eric Duffy mentioned that he has been posting more frequent updates on his Substack and the Listserv. He noted that Town Hall will be closed for Thanksgiving on Thursday and Friday, while emergency services will remain operational.

The board welcomed Cliff Johnson as a new Selectboard member, who expressed his enthusiasm to serve.

D. Discussion

Plaque Policy/ Rotary Plaque on Town Property

Eric Duffy explained that the Rotary is seeking permission to place a plaque recognizing donors to the star on Mount Tom. The Village Trustees previously asked if the plaque could be placed on the triangle near the Green in front of the Covered Bridge, which would require Selectboard approval. Eric Duffy had consulted with various department heads, who suggested placing it where the current bench is located and possibly relocating the bench. The proposed plaque exceeds the size allowed under Village ordinances.

Susan Ford expressed concern about proceeding without first establishing a policy for plaques on Town property. She suggested developing basic rules regarding size, location, materials, ownership, maintenance responsibilities, and potential relocation. She noted there are over 70 nonprofits in Town and expressed concern about public lands becoming overcrowded with memorials.

There was discussion about who has authority over the Town Green, with Eric Duffy clarifying that while the Town owns the Green, the Trustees manage it according to the Town Plan.

After further discussion, including comments from Roger Logan, who agreed that policies should be established before approving plaques, the board decided not to vote on the Rotary plaque request until a policy is developed. Eric Duffy was directed to draft a policy for consideration at a future meeting.

Wastewater Plant Renovation Updates

Eric Duffy reported that the website for the Wastewater Treatment Plant renovation is now live. He noted that tours were conducted the previous Saturday, and the project is proceeding on schedule for a Town Meeting vote in March.

Wastewater Public Forums

Eric Duffy proposed conducting public forums to provide information about the project, suggesting at least one session per week between now and the March vote. The board expressed support for this approach, and Eric Duffy will coordinate scheduling based on board members' availability.

Vermont Land Trust Grant- Vondell-Cobb Conservation Easement

The board discussed the status of the Vermont Land Trust grant application for the Vondell-Cobb property. Susan Ford explained that they have applied for a grant, and the Vermont Housing Conservation Board has indicated the Town's portion would likely be \$600,000 for conserving the entire property except for the reservoir, water tank area, offices, parking lot, and a 10-acre parcel. The grant would be voted on by January by the Vermont Housing Conservation Board.

Wassail Parade Snow Dump

The board discussed a request from the Wassail Parade Committee to use the Town Snow Dump Road as a staging area for the parade. Norm Frates, representing the committee, explained that after 33 years of staging at the Mill Building Property, the Mill association is no longer allowing use of that space. The committee has developed a plan to use the Snow Dump Road for carriage lineup, with a contingency plan to use the Country Club parking area in case of significant snowfall.

The board discussed the logistics, with Norm Frates confirming they have coordinated with the police department and obtained approval from other property owners along the road. He explained they would stage the carriages at different times and keep the traffic flowing, with additional staff to help manage the process.

Motion: by Susan Ford for the Wassail Parade to use the snow dump (6:46 PM)

Seconded: by Laura Powell

Vote: 5-0-0, passed

Sewer Abatement- 61 River Street, Woodstock

Eric Duffy explained that staff had investigated whether there was precedent for approving multi-year abatements but were unable to confirm or deny if the board had previously approved such requests. The board agreed to approve the current abatement while considering adding a statute of limitations to the water and sewer abatement policies in the future.

Motion: by Susan Ford to approve the sewer abatement for 61 River Street (6:49 PM)
Seconded: by Laura Powell
Vote: 5-0-0, passed

Future of EDC Grants and Plan for ongoing awarded grants

Eric Duffy presented Abby Sherman's recommendation to end the Economic Development Commission (EDC) grant programs while allowing existing grants to continue through their completion. The board discussed the specifics of how to handle outstanding grants and agreed that no new grants would be approved.

Motion: by Laura Powell to end the EDC grant programs as outlined by Abbie Sherman (7:01 PM)

Seconded: by Susan Ford
Vote: 5-0-0, passed

Budget Allocation- Water Department

Eric Duffy explained that with the Town now owning the water system, the board needed to decide how to allocate staff salaries across Town, Village, and utility departments. He presented options for splitting costs, noting that currently, office staff time is allocated as 55% Town, 25% Village, and 20% Sewer, while public works is split 50/50 between Town and Sewer.

The board discussed how these allocations would impact water and sewer rates, with Eric Duffy explaining that a 10/10 split between water and sewer would move approximately \$75,000 from sewer to water expenses. Board members recognized that allocations could be adjusted in the future if actual time commitments varied.

Motion: by Laura Powell to set the budget allocation for Town staff time at 55% Town, 25% Village, 10% Water, 10% Sewer, and Public Works Department at 50% Town, 25% Water, 25% Sewer (7:06 PM)

Seconded: by Susan Ford
Vote: 5-0-0, passed

Vondell-Cobb Conservation Easement Fundraising

Susan Ford explained that to assist with fundraising efforts, the board needed to establish a fundraising target beyond the expected \$600,000 grant from VHCB including everything but the Reservoir, parking lot, the water tank, office area and the 10 acre parcel. Susan Ford noted that Tom Debevoise was willing to lead private fundraising efforts but

needed a specific goal. Board members discussed setting a target of \$1 million, which would allow for potential property improvements beyond the conservation easement.

Motion: by Susan Ford to set the fundraising goal at \$1 million for the Vondell-Cobb Conservation Easement and authorize Tom Debevoise to fundraise on behalf of the Town (7:06 PM)

Seconded: by Laura Powell

Vote: 5-0-0, passed

FY26 Selectboard Goals and Objectives

Eric Duffy presented a draft of goals and objectives for FY26, explaining the format which included urgency, timeline, and staff time requirements for each goal. He highlighted the Wastewater Treatment Plant upgrade as the highest priority, with plans to develop detailed implementation steps for each goal.

Board members discussed the need to be realistic about the number of goals that could be accomplished given staff limitations, with Cliff Johnson asking about the total staff capacity available. Eric Duffy explained that unpredictable daily demands make this difficult to quantify precisely but emphasized that realistically only 3-5 major goals could be accomplished in a year.

Laura Powell suggested further consolidating some goals that seemed redundant or overly detailed. Eric Duffy requested that board members come to the joint meeting with trustees prepared to prioritize 3-5 goals for approval by both boards.

E. Proposed Executive Session 1 V.S.A 313

Motion: by Susan Ford to enter executive session under 1 VSA section 313 to discuss potential contract with the Village Conservancy (7:31 PM)

Seconded: by Laura Powell

Vote: 5-0-0, passed

Motion: by Laura Powell to exit executive Session (7:46 PM)

Seconded: by Susan Ford

Vote: 5-0-0, passed

F. Approval of Minutes

Susan Ford noted she had submitted non-substantive changes to the minutes. The only substantive change was to the October 21st minutes regarding the covered bridge repair, where she wanted to note that the board had attempted to get other bids but hadn't received any, and that the work needed to be done at a specific time.

Motion: by Susan Ford to approve the minutes from 10.21.25, 10.31.25, 11.10.25
with the change (7:47 PM)

Seconded: by Laura Powell

Vote: 5-0-0, passed

G. Adjournment

Motion: by Laura Powell to adjourn the meeting(7:48 PM)

Seconded: by Cliff Johnson

Vote: 5-0-0, passed

Respectfully submitted,

Kitty Mears Koar