

PRELIMINARY MINUTES

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

May 16, 2022

**SELECT BOARD
SPECIAL MEETING**

**HEALD AUDITORIUM
6:00 P.M.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/81468174000?pwd=N1lsRDhkOWVzVIYrdGRQTXFzQlJJQT09>

Meeting ID: 814 6817 4000

Passcode: 760686

One tap mobile

+13017158592,,81468174000#,,,,*760686# US (Washington DC)

+13126266799,,81468174000#,,,,*760686# US (Chicago)

Find your local number: <https://us02web.zoom.us/u/kem68a8nbV>

BOARD MEMBERS PRESENT:

Brett Sanderson, Vice Chair	Bob Brandt
Scott Baitz	Justin Hyjek

BOARD MEMBERS ABSENT:

Bruce Schmidt, Chairman

STAFF PRESENT:

Scott Murphy	Rose Goings
--------------	-------------

OTHERS PRESENT:

Eric Alden	Sharon Huntley	Jason Rickles
Jim Alic	Emily Josselyn	Charlie Rimer
Nick Bennette	Ed Kelly	Noah Schmidt
John Boehrer	Heather Kelly	Marissa Selleck
Julie Bowyer	Beth Lee	Doug Sheehan
Kyle Cleveland	Mariel Meringolo	Ryan Silvestri
Hannah Farrow	Nick Miele	Gerry S
Kelly Fortuna	Logan Nicoll	George Tucker, Jr.
Suzanne Garvey	Ian Nugent	Patrick Cody (Okemo Valley-TV)
David Guthu	Shaun Racicot	

1. CALL TO ORDER

- A. Brett Sanderson called the meeting to order at 6:00 p.m. He led the meeting in the Pledge of Allegiance.

2. **CONSIDERATION OF ANY CHANGES, ADDITIONS OR REMOVALS TO THE AGENDA**

- A. Scott Murphy said that no changes are needed.

3. **REVIEW INSURANCE, PERMITTING REQUIREMENTS, MAINTENANCE & CONFIRM MBT PROJECT**

- A. Scott Murphy advised that at their last meeting, the Select Board had given tentative approval for the Mountain Bike Trail Project (MBT.) He said that the umbrella part of the town's insurance policy will cover the trail. He said they will have to review the safety and maintenance procedures. They will need a permit from the DRB and the town will be the applicant. They will not need an ACT250 permit. He said that he checked with Rutland and the organization group takes care of the trails and most of the costs. The City provides one 10-hour part time person for maintenance (mostly trash).
- B. Mariel Meringolo said that Nick Bennette belongs to a chapter of VMBA and Kyle Cleveland is president of the chapter. The chapter is a 501 (3) (C) and generally spend a maximum of \$1,500 per year for materials and have at least 2 work days per year; one in the spring and one in the fall.
- C. Scott Murphy said that is what Rutland spends. We need to make an agreement with the committee about maintenance.
- D. Justin Hyjek said Pine Hill is larger than our trail will be. He said that Kyle Cleveland has done some of the legwork to set up the VMBA chapter.
- E. Charlie Rimer said that \$30 of a person's dues go to a specific chapter.
- F. Nick Miele said he also spoke to the person who runs Pine Hill and there are 17 miles of trails in the city and 6 more outside the city on private land. He said that most of the maintenance is to fix rain wash outs and are done with hand tools. He said there are rarely downed trees.
- G. Justin Hyjek asked if the Recreation Department is ready to absorb the additional costs.
- H. Nick Miele said that they can make accommodations. He said that the mountain bike industry is growing and this will be an asset to the Expeditionary School and OMS as well as the entire community.
- I. Charlie Rimer said that goal is to take this "off Nick's plate." OMS and the Expeditionary Scholl students will help.
- J. Scott Murphy said that if the board is okay with the answers to the questions that had, and there is consensus among board members, they don't need a vote.
- K. There was consensus among board members to move forward.

4. **POSSIBLY SELECT PERSONS FOR RENTAL REGISTRY COMMITTEE – REVIEW LETTERS/EMAILS FROM INTERESTED PERSONS**

- A. Scott Murphy said that they had asked for volunteers for the committee and said that the committee would include Chief Kolenda, Justin Hyjek and Scott Baitz. Rose Goings will be ex-officio member. They were looking to have 4 members-at-large. He said that the general public can always attend meetings, but not vote.
- B. Scott Baitz asked if we have to limit the number to 8.
- C. Scott Murphy said the board set that number at their last meeting.
- D. Brett Sanderson said maybe 10.
- E. Scott Murphy said that Chief Kolenda would be involved in safety.

- F. Scott Baitz said bump it to 10.
- G. Scott Murphy said we picked up 2 more qualified volunteers today. He suggested putting off the vote until their June meeting.
- H. Brett Sanderson said do it in Executive Session and pick 4.
- I. Suzanne Garvey asked if there are any prerequisites for the position; do you have to be a resident.
- J. Justin Hyjek said there were no designated criteria, but the board will give preference to residents. He said he was glad to see the response. He asked volunteers why they want to be on the committee.
- K. Charlie Rimer said that he is young and wants to stay in Ludlow. He said the house he is living in was sold and was split into 8 Air B&B units. He said there is no housing available for local residents. He wants to see younger people have housing that is affordable so they can afford to live in Ludlow.
- L. Noah Schmidt said his reasons are similar to Charlie Rimer's. It is important for the town to have a pulse on what is going on with residents and visitors. He said that he would like to help Ludlow move in the direction to help the community. He added that the unit he lives in was also recently sold.
- M. Scott Baitz asked how the registry would help affordable housing.
- N. Charlie Rimer said it's a start. We would be able to see how many short term and long term rentals are in town. The registry is only the first half-step.
- O. Noah Schmidt said they are 2 separate things. He said that in the winter, he was blocked in and couldn't get out to plow because renters blocked him in. It is unsafe and he doesn't know how some of these units pass inspection.
- P. Eric Alden said that he is a 50% resident and in Boston, that is the area in which he works. There are 350,000 rental properties in Boston. He said the registry will do nothing to create or make housing more affordable. The first step is safety and to get an idea of how many people there are. Ludlow needs affordable housing, but the registry will not help that, but it will give us a cornerstone to help make the existing units safer.
- Q. Suzanne Garvey said that she is a license real estate broker and said that affordable housing is always hard. She explained that Vermont doesn't license rental agencies and we have never been contacted by the state. She said that Ludlow should take the lead and also not infringe on property rights. We need to equalize the playing field for all rentals. We should have a registry. She said that Plymouth has a good one and suggested possibly copying parts of it. She said that it hits all of the state's requirements. She added that Cyber-Rental started in Ludlow and was bought by VRBO.

5. **INTERVIEW CANDIDATES FOR APPOINTMENTS FOR THE FOLLOWING TOWN OFFICER POSITIONS**

- A. Brett Sanderson asked applicants to tell a little about why they want to be on the DRB.
- B. **Development Review Board (Three positions open)**
 - i. John Boehrer (seeks reappointment)
 - a. John Boehrer said that he has been a resident of Ludlow since 2004, on the DRB for 12 years and Vice Chair for 8 years. He said while Vice Chair, Phil Carter has missed some meetings and he took over as chair. He wants to be an active member of the community and wants to continue on the DRB.
 - ii. Douglas Sheehan (seeks reappointment)

- a. Doug Sheehan said that he has been on the DRB for 3 years and enjoys it. He has never missed a meeting and is a lifelong Ludlow resident.
 - iii. Julie Bowyer (seeks reappointment)
 - a. Julie Bowyer said that she is on the DRB and also enjoys it. She likes to participate in the community. She said that as a group, the DRB looks at the evidence presented and makes its decisions based on the evidence
 - iv. Ryan Silvestri
 - a. Ryan Silvestri said that he is a contract assessor and has experience with zoning regulations and the town.
 - v. George Tucker, Jr.
 - a. George Tucker, Jr. said that he was a member of the DRB in the past, is a lifelong resident of Ludlow and is a business owner.
- C. Planning Commission (Two positions open)
 - i. Alan Couch (seeks reappointment)
 - a. Scott Murphy said that Alan Couch's wife called and advised that Alan is travelling.
 - ii. Andrea Goldman
 - a. Scott Murphy advised that Andrea Goldman is also travelling and has sent a letter of interest.
 - iii. Judy Pullinen
 - a. Scott Murphy advised that she is not present, but that the applicants were told that they did not have to attend this meeting.
 - iv. Ed Kelly
 - a. Ed Kelly advised that he moved to Ludlow 9 months ago and doesn't know if he is the best candidate.
 - v. Jay Jurkoic (post deadline submittal)
 - a. Not present
- D. Recreation Committee (Three positions open)
 - i. Joe Gurdak (seeks reappointment)
 - a. Not present
 - ii. Jeannie Stasz (seeks reappointment)
 - a. Not present
 - iii. Patrick Gray
 - a. Not present
 - iv. Gary Blodgett
 - a. Not present
 - v. **MOTION by Scott Baitz and seconded by Bob Brandt to appoint Patrick Gray, Jeannie Stasz and Joe Gurdak to the Recreation Commission. Motion passed unanimously.**
- E. Board of Listers (one open position – this is an elected position but may be appointed by the Select Board to complete the term until next year's election)
 - i. Douglas Sheehan
 - a. Doug Sheehan said they are short one lister and he would like to do it.
 - b. Ryan Silvestri said they are short and it is better to fill the position.

- ii. **MOTION by Justin Hyjek and seconded by Scott Baitz to appoint Doug Sheehan to fill the position on the Board of Listers until the next election. Motion passed unanimously.**

6. **REVIEW & POSSIBLY APPOINT OTHER TOWN OFFICERS**

- A. Scott Murphy advised that the other town office positions are uncontested. He said that Ralph Pace has moved out of Ludlow and Phil Carter has offered to be Tree Warden.

OFFICE	NAME
Trustees of Public Funds (3-year term)	Herbert Van Guilder (elected)
	Ulla Cook (elected)
	Rose Goings (elected)
Black River Valley Sr. Ctr. Rep.	Herbert Van Guilder
Senior Solutions – Council on Aging	Carol Hastings (appointed)
Fence Viewers	Bruce Schmidt (appointed)
	Herbert Van Guilder (appointed)
	Ralph Pace (appointed)
Forest Fire Warden (5-year term)	Brett Sanderson (appointed)
Pound Keeper	Steve Laskevich
Surveyor of Wood & Lumber	Herbert Van Guilder (appointed)
Tree Warden	Ralph Pace (appointed)
Deputy Tree Warden	Robert Brandt (appointed)
Weigher of Coal	Loran Greenslet (appointed)

- B. Scott Murphy said we don't have a volunteer for the 3rd Fence Viewer.
- C. Charlie Rimer volunteered to be Fence Viewer.
- D. **MOTION by Justin Hyjek and seconded by Bob Brandt to re-appoint slate of Officers and to appoint Phil Carter as Tree Warden and Charlie Rimer as Fence Viewer. Motion passed unanimously.**

7. **OTHER BUSINESS**

- i. There was no other business.

8. **POSSIBLE EXECUTIVE SESSION/PERSONNEL/CONTRACTS/LEGAL**

- A. Scott Murphy advised that an Executive Session is needed for Contracts 1 VSA § 313 (a) (3) - the appointment or employment or evaluation of a public officer.
- B. **MOTION by Justin Hyjek and seconded by Scott Baitz to enter into Executive Session for the appointment or employment or evaluation of a public officer. Motion passed unanimously.**
- C. Board entered into Executive Session at 6:45 p.m.
- D. **MOTION by Justin Hyjek and seconded by Bob Brandt to exit Executive Session. Motion passed unanimously.**
- E. Board exited Executive Session at 7:11 p.m.
- F. **MOTION by Bob Brandt and seconded by Scott Baitz to appoint John Boehrer, Doug Sheehan and George Tucker, Jr. to the DRB. Motion passed unanimously.**
- G. **MOTION by Scott Baitz and seconded by Bob Brandt to appoint Judy Pullinen and Andrea Goldman to the Planning Commission. Motion passed unanimously.**
- H. **MOTION by Scott Baitz and seconded by Justin Hyjek to appoint Peter Kolenda, Charlie Rimer, Noah Schmidt, Penny Trick and Eric Alden to the Rental Registry Committee. Motion passed unanimously.**

9. **ADJOURN**

- A. **MOTION by Justin Hyjek and seconded by Bob Brandt to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Lisha Klaiber

Bruce Schmidt, Chairman

Justin Hyjek

Scott Baitz

Brett Sanderson

Bob Brandt