

**Dover Select Board  
Regular Meeting Minutes  
Dover Town Office  
Tuesday, August 1, 2017**

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*THESE MINUTES ARE NOT OFFICIAL UNTIL THEY HAVE BEEN APPROVED BY THE DOVER SELECT BOARD*

Select Board Members Present: Randall Terk, Victoria Capitani, Joe Mahon, Josh Cohen

Select Board Member Absent: Tom Baltrus

Also Present: Office Manager, Jeannette Eckert

Public: Randy Johnson, Bob Holland, Mary Fredette & Bette Crawford, Lauren Harkawik, Steve Neratko, Jim & Judy McDevitt, Marco Tallini, Wayne Estey, Kristin Mehalick & RT Brown, Tom Ferrazza, Jim Desrochers, Adam Grinold, Ralph Meima, Kevin Stine, Archie Clark & Archie Clark, Jr.

**Regular Meeting Call to Order at 6:30pm**

**I. Public Comments:**

Tom Ferrazza informed the Board that the Prudential Committee is putting the article (regarding municipal buildings paying sewer/water tax) back up for vote at North Branch from 10am – 7pm on November 9th

It will appear as a separate article on a separate ballot from the bond vote

Also, a meeting on Nov 2<sup>nd</sup> at 7pm at Town Hall—request a Select Board member to attend

Would request the SB to get behind the bond vote – do not have to be a user to vote; there are 1900 users, 3200 voters

**II. Unfinished Business:** Mary Fredette

A. The Gathering Place Presentation & Update

- Project now has a new home at First Wok Restaurant
  - Converting it to an adult day center that offers home care & adult day services to adults with disabilities over the age of 18 and seniors
- Signed contract with First Wok pending inspections which happened today; awaiting the results; Based on verbal results there are no surprises
  - Looking at \$299,000 to \$310,000 pending renovations
  - Mold discovered in the basement-- 1/5 cost of renovation
- Building is 5000 square feet, all on one level—40-50 attendees anticipated
  - 13 currently attending in Brattleboro; 10 interested in pre-enrolling
- Launching fundraising efforts—hoping to raise \$200,000 over the course of time
- Two grants will come to fruition in September
- Hoping the Board will support this effort
- Asking \$25,000 to match Wilmington's pledge of \$25,000
  - Will meet with Wilmington in two weeks to ask for that pledge
- Dover location will provide access to services without a lengthy commute
- \$10,000 raised so far; two grants \$25,000 and \$5,000 available in September
- Met with People's Bank and BDCC regarding loan and 2% money
- Brattleboro location was purchased in 2000; currently have a mtg. balance of \$168,000; no other debt; funding comes through grants and donations & careful accounting
- Primary source of income was 48% private pay / 52% Medicaid; now 25% / 75%
- Projected date to open the facility in Dover November 1<sup>st</sup> with pre-enrollment in Sept/Oct
- Three full and one-part time jobs will be created

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On a motion by Victoria Capitani, seconded by Randall Terk, the Board unanimously agreed to give The Gathering Place \$30,000 from ED funds

- Certification or licensing of employees? Not needed although we do have a number of licensed aides
- At enrollment of 25, will need at least a part time RN or LPN; also, Admin staff will increase to 5
- Very happy to have the center in Dover. Perhaps the Town can assist with training funding in future. The door is always open.

**III. New Business:**

A. SeVEDS Update (Kristin Mehalick, RT Brown, Adam Grinold)

- Brief update on initiatives & programs in the works as well as expressing thanks for Dover's support
- Comprehensive Economic Development Strategy (CEDS) which is up for renewal in 2019; will be going around the area holding regional meetings; developing a joint CEDS with Windham & Bennington Counties
- Internship Program—partnering college students and recent grads with local companies
- Southern VT Economy Project (SVEP) Sarah Lang is coordinating a meeting in August
- Dover commuter statistics to be discussed & analyzed
- Alarmingly high amount of young people commuting outside Vermont for a minimum wage (18-26 yr. old's)
  - Fast Tracks program—Windham County high schools
- Focus is on workforce—looking for projects to help build ED infrastructure in the area
- Instig8 program—series of events and workshops to explore reality of starting a business; connect ideas with resources
  - Start-up Lab—7-week program to start end of August (register by 8/18/17)
- Sustainability for businesses already established that may be struggling?
  - Help to determine the specific need
  - Regional marketing program—provides direct loans to small firms up to 10 employees
    - Variety of different uses; interject counseling around this program
  - Resource center to connect people with training programs with matching funds from the State
  - Focusing on existing businesses as an organization is a priority

B. Green Lantern Group Solar Proposal for Dover Landfill (Ralph Meima)

- Waterbury VT based solar company
- Submitted a proposal for the School array project
- Over the past year driven by regulations have become more focused on sites that others have not looked at in the past including landfills, mines, gravel pits etc.
- Submitted a proposal for the Dover Landfill with a one-year lease option agreement
  - Under the agreement, Green Lantern would assume the risk for a feasibility study; land could not be sold to anyone else during that time

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Board comments:

- Interesting proposal; particularly like the opportunity for households and businesses to buy in
- Tapped out as far as the School's array is concerned
- What kind of price buy-in exists for businesses or residents?

Ralph Meima

- Historically speaking business has been with large investors such as hospitals, schools, waste districts which are financed by a third-party entity
- Founded in 2010
- Opportunities have become saturated
- BDCC is one of our net metering customers—exit 1 Industrial Park solar array
- Opening up a new front—community solar
  - Tend to be smaller; 120-250 kilowatts compared to 500 at the school
  - 25-30% of the array credits are used by an institutional off taker
  - Rest of array is open to be bought and owned by home owners and businesses
  - Watts on the panels are sold and basically owned for a lifetime
- Similar array project happening in Guilford
- Also in the works at the Landfill in Newfane
- Expect to sell panels for \$3.85 per watt—30% federal tax credit
  - One panel is about \$1000
  - 15-16 panels are typical for a single-family home
  - Financing is available
- Town property—exclusive purchase period of 60-90 days for residents and/or property owners
- Investment will typically pay off in 11 years

Board comments:

- Agreement would have to be reviewed by our Attorney Chris Dugan
- Concept is worth exploring at our next regular meeting

Kevin Stine one of Dover's reps to Windham Regional Commission:

- Landfills and ground fills are very desirable sites for solar arrays
- Wouldn't be surprised if you get several more offers on this site
- More importantly Dover doesn't have an Energy Policy; rather than making arbitrary decisions a policy should be in place
- Landfill site is about 50 acres
- Dover is going to need hundreds of acres to comply with Act 174 requirements
- With 25% solar on houses and businesses Dover would only need 17 more acres to satisfy Act 174 guidelines
- Londonderry, Vernon and Westminster have submitted energy plans to public service department; if approved, they receive substantial preference in the siting of their energy
- Moving a little slower and developing a policy on where you want energy sites to be is important before Dover starts siting
- WRC came to Dover in May to present on Act 174; no one came
- WRC does have a template on writing up an energy plan

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Board comments:

- Regret that no one attended the WRC meeting; would like to see its presentation on Act 174 requirements
- Does 174 mandate Towns to have a certain amount of solar and wind or does it simply say that if you want solar and wind, send a plan and have it approved? It is troubling when the State passes a law and asks towns to send a plan to them for approval; takes away local control
- Believe the 4 acres at the Landfill would be a suitable site; along with the School's site
- Engage Planning Commission to oversee the development of this energy study
- Believe we should consider both and move forward

Wayne Estey:

- Agrees that the Town should establish a plan on energy
- Highly recommend that every Town do one anyway whether the State requires it or not
- Those who do not have a plan, end up at the short end of the stick
- Efficiency of panels bought last year, are obsolete this year
- Average home uses 5 kilowatts at a time. \$3.85 per watt is not a particularly attractive price

Jim McDevitt:

- Do solar panels have a life expectancy? *25-year warranty*
- Are some more efficient than others? *Panels come from several manufacturers around the world—believe efficiency % to be in high teens*

Jeannette Eckert pointed out that there is a section in the Town Plan that addresses Energy Resources (Chapter 9 starting on page 58)

Board comments:

- Not ready to make a decision on this tonight; Act 174 is relatively new
- Agree we should put a plan in place
- Will invite the Planning Commission to next regular meeting on Aug 15th

C. Authorize Tax Sale for Fall 2017 (Marco Tallini)

- No specific date yet—working with Kevin O'Toole—ideally Oct, Nov
- Authorize the sale and town agent to purchase any unsold properties
- 2/3 of list may be cleaned up once a notice is sent out
- Approximately \$284,000 owed in delinquent taxes; \$125,000 owed from the Hermitage

Board expressed that it is in favor of Marco moving forward with the tax sale procedure & when specific information is available a motion will be made

**IV. Board of Health:** (Wayne Estey)

On a motion by Victoria Capitani, seconded by Josh Cohen, the Board unanimously agreed to recess as Select Board and convene as Board of Health

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- A. Update on Fernot Health Order
- No Miss Fernot, no letter from engineer
  - Will check out the site to see if it is operational
  - It is not finished if there is no Inspector's letter
  - Will report back in two weeks with plan options

Board comments:

- Will not take further steps....
- If it's operational and no inspection due to the inspector not having the opportunity to get there
  - If not completed and there is a valid reason, out of Ms. Fernot's control
  - Or if it is the cause of Ms. Fernot, next steps should be taken

On a motion by Victoria Capitani, seconded by Joe Mahon, the Board unanimously adjourned as Board of Health and reconvened as Select Board

**V. Highway:**

- A. Review Culvert Bids
- Only rec'd one bid from AS Clark & Sons
  - Replace culvert on Holland Rd by Steve Bartlett's
  - Grant will cover 90% of the cost
  - Cannot get the culvert this year—and since we need to be out of the river by October; most likely project will not begin until June 2018
  - Price is good for next year's construction—price is in line

On a motion by Victoria Capitani, seconded by Joe Mahon, the Board unanimously awarded the bid for the Holland Rd culvert to AS Clark & Sons in the amount of \$132,600 with work to commence in June 2018

Board comments:

- No reason to defer awarding the bid because there was only one submitted
- Create a contract to clearly spell out payment plan
  - 1/3 deposit; 1/3 midstream; 1/3 balance once complete
  - 1/3 deposit should cover the cost of the culvert purchase

**VI. Consent Agenda:**

- A. Approve Minutes of July 18, 2017  
On a motion by Victoria Capitani, seconded by Josh Cohen, the Board unanimously approved the minutes of July 18, 2017
- B. Approve Warrants of July 29, 2017 for \$665,976.29  
On a motion by Victoria Capitani, seconded by Josh Cohen, the Board unanimously approved the warrant of July 29, 2017

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**VII. FYI:**

- A. Single Stream Recycling Flyers Now at Transfer Station & Website
- B. Hazardous Material Inspection, ~~Wed, Aug 2<sup>nd</sup>~~ **rescheduled for Friday the 4th**
- C. Special Meeting—Appointment of SB Member, August 8th at 6:30pm
- D. Employee Appreciation Day—Tentative Date of Sept 10th at Mt Snow
- E. North Branch Request for Re-Vote on November 9<sup>th</sup> @ 6:30pm

**VIII. Liaison Reports:** none

**IX. Executive Session, as needed:** none

**X. Adjournment at 7:41pm**

Respectfully submitted by Jeannette Eckert

Public notices of these minutes have been posted at the following locations:  
Dover Town Clerk's Bulletin Board, Dover Town Meeting Bulletin Board, Dover School  
Dover Free Library, East Dover Post Office, Town of Dover Website: [www.doververmont.com](http://www.doververmont.com)