

Bakersfield Town Regular Select Board Meeting
Monday, January 13, 2020

Meeting was called to order at 6:59pm by Lance Lawyer.

Members in attendance: Lance Lawyer (chair), Sam Cribb, Josh Goss, Gary Denton, David Houston

Members absent: none

Public residents/guest present: Paul Dreher, Rob Anderson, Brian Thompson, Heidi Eichenberger, Mike O'Brien, Mark Doremus, Cheryl Irwin, Gary Foote, Kathy Westcom, Abby Miller, David Pratt, Tami Brennan

Warrants signed: Road Commissioner's Order #1+2-2020 15,677.07

Selectmen's Order #01-2020 23,389.83

Motion was made by Sam Cribb, to accept December 30, 2019 minutes with the correction of the road name of Julian Desroyer's residence from East Bakersfield Rd. to Waterville Mtn. Rd, seconded by Gary Denton and approved by 5-0 vote.

Brigham Academy Project- Heidi Eichenberger, Developer and CEO of Lakemont Retirement Community, along with associates, Paul Dreher, an architect and zoning ordinance coordinator, Rob Anderson, a restoration and construction engineer, Brian Thompson, and Mike O'Brien, a board member of the Franklin County Development Corporation, a non-profit based out of St. Albans, attended to discuss the proposed Brigham Academy project and setting up a non-profit corporation, called Brigham Residence, Inc. After the completion of the project, the non-profit organization would operate locally, known as Brigham Residence Inc., and would own and operate the Brigham Retirement Community, overseen via a local board of 3 or more members. Heidi recommended that there should be a member of the Select board on the board of the Brigham residence and Josh made the motion to appoint Lance to the board of Brigham Residence Inc., seconded by Sam and approved by a vote of 5-0. Heidi emphasized that this would be a town project. Heidi, Paul and Rob have toured Brigham Academy several times with Lance Lawyer with the objective of using the building to establish a non-profit senior housing facility and a possible senior community center. The possibility of hiding a cell tower within the Bell tower to give the town access to cell service was discussed as well. The Group is committed to restoring and keeping the historic integrity of the outside of the building, while modifying the interior to contain between 20-40 senior residential units with a possible third floor. Paul expressed the group's strong desire to listen to the community regarding the project and will set up forums for community engagement after the feasibility studies are completed.

Feasibility studies to be requested by the Town of Bakersfield would include: a civil engineering feasibility study to determine the sewer requirements, environmental risk, the capacity and effect on the town's water supply, having a walk through with the state to ascertain attributes that need to be maintained to contribute to the buildings historical value and to comply with

state and federal requirements in order to rely on historic tax credits, meeting with the Northwest Regional Planning Commission, determining cost projections, as well as determining the projected number of people interested in living at the Residence, with the view of establishing economic potential as it would need to be able to pay for itself, and to ensure the building retains purpose.

Then, depending on the outcome of these studies, the group would prepare an outreach pamphlet to go out to town residents with a set of drawings to illustrate the project along with arranging two community meetings to encourage input and involvement from the community, before putting the project to a ballot vote by town residents, hopefully some time this summer. Community members present discussed concerns including: the possible presence of asbestos-Chery Irwin said that in the 1980's, an asbestos abatement had been done and a certification of abatement was given. And that the lead paint present in the building had been sealed over with fresh paint; the concern for fire safety- Heidi said they would have the fire chief come in and plans and procedures for access and evacuation would be put in place along with a sprinkler system; questions regarding who determines who will gain acceptance into the units in the expectation of high demand, any age limits, income limits, etc.- Heidi said that those decisions will be up to the Brigham Residence Inc. board composed of local residents, reiterating that this is to be your building; questions regarding plans for providing heat and AC-possible solar panels on South side of roof or along the roof of the present school building, researching new solar technology and reexamining the school roof structure and roof requirements for solar installation , the new interior construction to be extremely energy efficient and would have the involvement of Efficiency Vermont; also the comment that the Fire Dept. has offered possible space for septic upgrade and potential space for parking; the types of medical assistance and monitoring that could be provided for the residents, meals on wheels, nurses, SASH attendants; how the facility would be operated; the possibility of placing a daycare within the facility to encourage multi-generational relationships-Heidi said that experience has shown that this hasn't really worked because of the dangers of exposing the residents to colds and viruses they may be too weak to handle; and possible increase in business and activity in Bakersfield as a result of the Residence.

The Group is currently completing a retirement community facility in Newport and drawings similar to the 450 sq. ft. residential units projected for the academy which would include, one bedroom, bath, sitting area and kitchenette, can be viewed at the Lakemont website www.lakemontretirement.com and Heidi invited anyone with questions or concerns or ideas to contact her at heidi@pivotdeco.com Mike O'Brian stated that the Franklin County Regional Development Corporation were eager to help and make sure that all comes into the hands of Bakersfield. The Select board collectively supports this endeavor. Lance pointed out that the building was getting closer to the point of not being able to be restored and that this was probably the last realistic opportunity to save the building.

Speed limit concern- Gary Foote expressed concern about the speed limit heading west out of Bakersfield. Speed limit monitoring has clocked a 54mph average speed near the bottom of the hill. Gary suggested lowering the speed limit to 40mph and adding a solid line to prevent attempts to pass.

NWSW- Lance received a quote for the installment of 6 pre-cast concrete pads to form the platform for the NSW dumpsters at the temporary recycling site near the town garage. This is a new protocol because they are removable. Mac is to work up a cost estimate for the materials needed for the alteration of the entry way and for the prep site to lay out a driveway loop for drop off, including gravel, time, pay and equipment. Also, will work up an estimate for the surrounding fence. Lance gave Melissa and Mark the construction quote for the pads and will forward the rest of the estimates, and they will contact NWSW to dialog about what they will provide for funding.

Budget- Abby Miller reported that the general fund has dropped and will be insufficient to cover the Town's expenses until October. Abby has requested a budget planning meeting for Tuesday, January 21, at 6:00, to draft up a final budget proposal for 2021.

FEMA- Lance reported that he and Mac had a conference call with Taylor Newton regarding the road damage. Taylor requested further descriptions of the road damage which Lance and Mac have provided and Taylor has received it and is sending it to the Vermont equivalent of FEMA by the end of next week. They will check it over and Taylor expects no problem. Then they will send it to us and we are to send it to FEMA. They have the option of changing any part of our request. We would be looking at around a month for a decision of approval or disapproval with no timeline for possible payment. The next task for us is changing the Hazard Mitigation Plan.

Dan Gaffney letter- Lance received a letter from Dan Gaffney expressing his concern about the effect of salt use on the road next to his spring. He also stated his concern about the safety of the road and the many cars that have gone off the road lately. His letter requested to have the salt use discontinued and a stop sign and guard rails installed. Mac is going to contact the St. of VT about testing the spring water for salt and then possibly cutting back on salt around the spring.

Library- Lance made a motion to accept the resignation of Mike O'Roarke as library trustee and accept the appointment of Nicky Cribb as library trustee in his place. The motion was seconded by David and approved by a 5-0 vote.

Mileage- The Select board accepted and signed the town mileage measurement, acknowledging that the town has not added or upgraded the status of any road.

Village Deli Liquor and tobacco DLC license- the Select board signed the renewal of the Village Deli DLC license.

Notice of Delinquent taxes of residents presented to the Select board

The Cutting fund- scholarship eligible to anyone going to college. Applicants must supply three references. The scholarship provides 1000.00 a year per applicant.

Road grant- We have applied for a road grant for the Post Road. These are granted on a rotating basis.

St. Police quote- Tami will ask Abby if she can get a cost quote from the St. Police for the implementation of patrols to enforce speed limits through town, to be presented at the next Regular Select Board meeting on Monday, Jan. 27.

Select board report- David Houston will write up the Selectman's report for the Town Report.

Upcoming Agenda- Focus of Meeting on Jan. 27 is to finalize items to be presented in the Town Report.

Josh made a motion to make the Personnel Policy the primary focus for the Feb. 10 meeting and then to complete, review and accept the finalized Personnel Policy at the Feb. 24 meeting. The motion was seconded by Sam and approved by a vote of 5-0.

Josh made a motion to adjourn the meeting at 9:25pm, the motion was seconded by Sam and approved by a vote of 5-0.

The next Regular Select Board meeting is set for Monday, January 27, 2020.

Meeting minutes submitted by Tami Brennan.