



**SELECTBOARD MEETING MINUTES
OF NOVEMBER 17, 2025**

Members: Don McDowell, Richard Craig, Laura Streets*, George Cormier, Leah Hollenberger

Absent:

ADMINISTRATION and STAFF: Brent Raymond, Town Manager; Judi Alberi, Executive Assistant; Adele Taplin, Economic/Comm Dev Director; Sara Haskins, Town Clerk/Treasurer

PARTICIPANTS/GUESTS: Tom Cloutier, Judy Bickford, David Bickford, Robin Pierce, Martin Green, Carol Lauber, Jerry Throne, Maggie Cleary, Bob Bortree, Kent Hedberg, Scott Johnstone, Chris & Melissa Leblanc, Kathy Chaffee*

**participating via Zoom*

5:30PM - CALL SELECTBOARD MEETING TO ORDER

Don McDowell called the Selectboard Meeting to order at 5:30 PM at the Tegu Building.

5:31PM - AGENDA CHANGES/ADDITIONS

None

5:33PM - COMMUNITY COMMENTS

Comments from the community included praise for the Village's decorations, and a concern for the management of rodents in an area of the town.

5:47PM - APPROVE MINUTES

1. Approve minutes 11-3-25

Motion made by Leah Hollenberger to approve the minutes of 11/3/25. Motion seconded by George Cormier. Motion carried via roll call. (4/0/1) Richard Craig Abstained

2. Approve minutes 11-10-25

Motion made by Richard Craig to approve the minutes of 11/10/25. Motion seconded by George Cormier. Motion carried by roll call. (5/0)

5:50PM - NEW BUSINESS

1. Recreation and wellness discussion

Maggie Cleary gave a comprehensive report on the importance of municipal recreation programs in building social infrastructure and community connections, promoting health and well-being, and supporting economic growth. She highlighted how recreation programs can strengthen local identity, enhance civic pride, and attract younger residents and families, which is crucial for the town's financial viability. Maggie also noted the town's recent challenges in supporting family-friendly initiatives, including the loss of the teen center, reduced library funding, and the near-complete loss of summer recreation programs. She outlined the history of the recreation efforts over many years. The presentation included recommendations for re-establishing a municipal recreation position, supported by a volunteer board, to oversee programs like Summer Rec. Carol Lauber of MAC emphasized the

need for a dedicated recreation coordinator to enhance community programs, attract visitors, research grant funding, and potentially generate significant economic benefits.

The recreation and wellness group asked that the selectboard recommend that the town government include a funded position to do the work of Municipal Recreation in Morristown, and that the staff person, the Morristown Recreation Director, be supported by a volunteer board, the Recreation Board, to create connection and continuity.

The board discussed the need for a recreation program in Morrisville, with Laura highlighting the town's financial constraints and expressing concern about the cost of a new union staff member. Carol Lauber from MACC emphasized the economic benefits of recreation and highlighted potential grant opportunities, while Martin Green suggested using revenue from local options taxes to fund the program.

2. Best Street private sewer line

Scott Johnstone, Village manager, discussed a recent infrastructure issue involving an old water shutoff and a mislabeled sewer line, which was resolved collaboratively without any financial liability to the town.

3. Update Dog Park Rules

There is an issue at the Dog Park where commercial businesses are bringing multiple dogs to the town's small dog park, which is restricting some dog owners by crowding the area. There was agreement to update the rules including to forbid businesses from using the dog park without permission from the town. These rules will be posted.

Motion made by Richard Craig to approve the updated Dog Park Rules as presented. Motion seconded by George Cormier. Motion carried by roll call. (4/1). Laura Streets Nay

4. Laura Streets & Leah Hollenberger lead and provide a summary of VLCT short-term rental policy retreat

Laura Streets and Leah Hollenberger registered for a retreat put on by VLCT for Short Term Rental Policy. Laura was unable to attend the retreat due to being ill. The board received an update on short-term rental (STR) policies from Leah. STR is defined as a furnished house, condo, or other dwelling, room, or self-contained dwelling unit rented to the transient, traveling, or vacationing publicly for a period of fewer than 30 consecutive days and for more than 14 days per calendar year. Morristown is in the top 20 towns based on the number of STRs. Tourists spend \$1700 per trip; \$400 of that at restaurants. It was noted that the Rail Trail is a key opportunity to distribute economic impact to small towns. Towns have three options for managing STRs: 1. Ordinances can address noise, traffic, parking, capacity/occupancy, solid waste/trash, annual registration or tracking mechanism, and limiting total annual stays and residency requirements. Registry involves making a directory and gathering information. A town cannot run a registry/licensing program as a revenue stream. Both need administration to handle enforcement. 2. Zoning involves where the STRs can be located, development review (permitted or conditional), traffic patterns/access, lighting, and parking. 3. Both the first and second options are engaged. Once an STR is established, it is subject to state laws, rules, and codes (public safety/water and wastewater/food and beverage service, taxes, etc.)

For Morristown, in Sept. 2025, there were 138 active STRs with the median revenue per home: \$2,593. Laura Streets added that the chief of police reported no significant issues with the STRs.

5. Approve RFP for Architectural Services with Scott & Partners

Brent explained that there are significant repairs needed on the Tegu Building that houses the town offices. In order to move forward with these repairs, we have been advised to have as-built (CAD drawings) of the building completed. As-built drawings document exactly how the building was constructed, including changes made over time, and serve as the foundation for any repairs or renovations. Having accurate as-built drawings is a proactive step that helps safeguard town funds

and supports smart decision-making for future building repairs, renovations and upgrades.

Motion made by Richard Craig to approve the Request for Proposals (RFP) for Architectural Services with Scott & Partners and authorize Brent Raymond to sign an agreement for services. Motion seconded by George Cormier. Motion carried by roll call (5/0).

6. Request for reconsideration of conditions for ROW access permit 265 Cottage Street - Chris & Melissa Leblanc

The Selectboard discussed and approved a motion to modify Conditions 6 and 10 of the Leblanc ROW access permit decision issued on October 31, 2025.

The current language in the decision for condition 6 will be changed to the following: *The sewer force main shall run along the easterly side of the Cottage Street right-of-way maintaining a +/- 10-foot separation from the traveled way until a point at which it will start a sweeping turn towards the west ending at MWL Manhole #9 in a manner consistent with the operating limitations of the directional boring equipment.*

The current language in the decision for condition 10 and 10a will be changed to the following: *#10 Appellants will be limited to the maximum capacity of a system which includes a 1 1/2" line feeding the force main system at the proposed new lot at 265 Cottage Street. #10a.*

Construction/boring for this sewer line shall not commence until the Appellants have entered into a License Agreement with the Town.

Motion made by George Cormier to amend the language of condition #6, #10, and #10a as stated. Motion seconded by Richard Craig. Motion carried by roll call (3/1/1). Don McDowell Nay, Leah Hollenberger abstained.

a. Possible deliberative session

Did not enter deliberative session

7:10PM - OLD BUSINESS

1. Motion to convey land to Green Mountain Habitat for Humanity

Robin Pierce from Green Mountain Habitat for Humanity attended regarding the previously discussed proposal to buy the town property. Details were discussed and negotiated to both parties' satisfaction.

Motion made by Richard Craig to authorize the conveyance of municipally owned land to Green Mountain Habitat for Humanity for the purpose of developing affordable housing, for a purchase price of \$50,000. As part of this agreement, Green Mountain Habitat for Humanity shall be responsible for obtaining a survey of the lots, reconfiguring the existing Park & Ride at their cost not to exceed \$10,000, and securing all necessary permits. Motion seconded by George Cormier. Motion carried by roll call. (4/1) Laura Streets Nay

7:20PM - APPROVE WARRANTS

Motion made by Richard Craig to approve the warrants. Motion seconded by George Cormier. Motion carried by roll call. (4/0/1) Laura Streets abstained.

7:25PM - SCHEDULE

1. Monday, December 1, 2025 - SB Meeting - 5:30PM

Monday, December 15, 2025 - SB Meeting - 5:30PM

Addition: December 8 Special SB Meeting - Budget Presentation

December 29 Special SB Meeting - Budget

7:30PM - OTHER BUSINESS

None

7:32PM - ADJOURN

***Motion made by Richard Craig to adjourn. Motion seconded by George Cormier. Motion carried by roll call.
(5/0)***

Meeting adjourned at 9:04 pm

Submitted and filed this 11/19/2025.

Bonnie McDermott, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.