

Sutton Plan Select Board Hearing
February 23, 2019

Scott called the meeting to order at 1:18PM

Attending: Janice Powers; Deb Jackson; Rick Jackson; Mark Hoffmann; Linda Hoffmann; Karen M Degrennia; Darrell Degreenia; Sheldon Bunnell; Gordon Stone Sr.; Scott Spencer; Mark Hall; Lucien Belanger; Lisa Norris; Jeffrey N. Norris; Jeffery A. Norris; Danielle Fortin; Denis Royer; Joe Solinsky; Dianna Simpson; Tim Simpson; Mary Gray

Scott stated this meeting is for public comment on the proposed recommendations on the Town Plan.

Paul Brouha gave an opening statement: Background last town plan was approved in 2013 and has now lapsed after 5 years so now we don't have a current town plan and now would like to update and renew the town plan. By updating the town plan, we could get help from the state in form of grants, etc. Under the previous town plan the basic changes by laws was for zoning and that is in place.

This town plan draft is to come up with a plan of action items:

Tim, the town plan must be updated every 5 years. Once this is in place, the future updates it will be every 8 years to keep the state happy. We don't have to make a lot of changes but the changes that were made are in the new plan draft. This new town plan would be good for 8 years. The plan is to do a survey of the residents and this was found at the last public hearing so Paul put the funding in his planning budget, and if this budget is approved in March 2019 town meeting, the survey will be done.

Update the energy section to comply Act 187 renewal energy. NVDA will assist with this.

Paul went through each of the action summary items per summary page and asked if there were questions, that he would address them as we go along.

Page 22 Proposed Land use maps: Commercial/industrial district along route 5. Select Board to consider if they want this. Evaluate river corridor: the minimum was done that they could get away with but didn't go far enough for structures in the flood plain. Also, there is no flood plain map.

Mark Hall: Pointed out that creating the commercial/industrial zone, this was mostly wet lands. But Paul said it was next to 3 phase power.

Basically when they reviewed the section 3 phase power commercial site has 3 phase power and that was the main reason. The pumping station does not have 3 phase power. The line is in that comes from Barton. The pumping station is a booster station only but have not used the pumps in years.

Dennis Royer: With 3 phase equipment it is cheaper to buy so there is a lot of industry that should have this.

Scenic road inventory: 2021 would be the land use recommendations.

Tim Simpson: Short term incentive, if you can have a tax incentive for commercial coming to town.

Transportation Plan: Develop a multi-year roads budget to fund major roads and equipment replacement for the highway and working with the planning board. The road crew can take the NVDA state sponsor training for wet land as ongoing District 5 training is being done now.

Tim stated a lot of this already done. Money is put every year in a reserve account for purchasing trucks and equipment. We virtually have new trucks and equipment. Money is also put into paving and we are about 3 to 4 years ahead of schedule. We also purchased a new backhoe and front-end loader. The unforeseen expense was \$8,000.00 that was spend on repairing Calendar Brook Road during a storm.

This year we replaced or rebuilt the sand screen that should last at least another 20 years. With better maintenance in the future, that is a real possibility.

Page 33 Existing and Proposed Utilities and Facilities Maps

Asses how residents can better interact with/advise Kingdom East Supervisory District so local needs are made known.

Complete Act 64 "Drainage and Erosion Assessment: Planning Commission and NVDA would work together on this which is ongoing.

Regularly contact elected representatives and NVDA to lobby for affordable high-speed internet. The planning and NVDA is working on this.

Test functions of Emergency Operations Plan to ensure they will work when called upon. The Select Board, Fire Department and Local Emergency Planning Committee will work together on this.

Neighborhood Watch program with the Sheriff's Dept could be established between the Select Board and the Sheriff's Dept.

Encourage residents to complete the health care surveys that are sent out.

Communicate service needs such as Meals on wheels to contact residents well being when deliveries are made.

Continue three phase electric service from Lyndonville Electric along Route 5 corridor.
Dennis Royer pointed out 3 phases is a real enabler

Dry hydrants: select board and fire department. Down at the bottom of the hill.

Dennis Royer: no water in the village for dry hydrants. Wet hydrant at Seymour's at the foot of the hill. The Fire Dept. can draw the line from the pond at the fire station to cover the town and have Burke come in. This would be adequate to cover the school. Seymour's pond works well up to the school, he said they try to get grants and the fire dept. is always trying to improve and encourage ponds. Sergeants road needs to be looked at. Town line on Route 5/South Ridge; King George and a few others in town. Town there is no good water source except at the fire station. 1500 gal a minute pumps on each truck.

Tim said that everything in there through NVDA is funded by the state and every town pay a certain amount per capita so NVDA is a little bit of state involved.

Act 64 drainage, clean water act is complex and can get nasty about this for being dictated. We must have an emergency plan already in place. Generators already installed and in place. The state has dictated on some things. When NVDA speaks they are not just for the town they are pushed by the state.

Sheldon Bunnell: 3 phase power from Lyndonville electric. What is the cost?

Paul: Improve insulators line from the power station is a cost of 5 million quote from Lyndonville Electric. What on the Route 5 corridor is on the pumping station? As far as we know nothing. Coming south west Burke Saw Mill site looking at to be available the 3 phase is about 1 ½ mile from Burke, it would be extended and upgraded to go into the old mill saw.

It does not run south through Barton through the village. Only goes to the pumping station. This is off Barton Electric. Burke Mountain has 3 phase power and some of theirs if produced on their own.

Route 5 corridor wanting its own commercial/industrial corridor with most of it being wet lands.

The environmental protection agency will dictate what you do with this. The right-hand side of Route 5 is basically dry. The railroad is there to use. There is a lot of land that is not built on that is by the state road and the rail tracks might be a place to encouraged to be developed.

Mark Hall: 5 million for electric upgrade is not for Sutton to pay.

Dennis: looking at the old mill site for an area to develop. There is 22 acres that could be developed for industry.

Jim Jardine: Industrial district and could someone want to put it elsewhere and this goes against the plan town and do it to follow the town plan or leave. The current board amendment last March made sense to put into the plan to encourage development; go through permit process with town input, but there is nothing to say you can't put it where it says its best. Commercial would only be in industrial zone. Industrial is an easier plan, but not to go beyond.

Jim: whether using the working home base business: compatible with farming; conditional use in other districts; if it made sense within the latitude to approve.

Scott when they approved the amendments to zoning; they worked hard to encourage industrial in these areas with the 3-phase state aid roads. This would be the area that would best handle this area. Make sure the wording is correct.

Tim there is not a whole lot of industry that will come here, but Route 5 may be a possibility. Tim doesn't foresee any large industry coming here and probably would hook into the rail.

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Planning commission should take a more active role in development and maintenance of state-managed land.

Encourage current use enrollment and other programs to maintain an economically viable working landscape.

Maintain scenic corridors to planting new trees when old one die or are cut down.

Encourage enforcement of Sutton's ordinance regulating solid waste and junk.

Preserve Sutton's undeveloped high land and time-honored natural horizons and peaceful night skies as a birthright for our children. This is ongoing.

Discourage the erection of wind turbines on lands above 2,000 feet. NVDA will approve or not approve
Maintain and enforce Sutton's Unified Development Bylaws by the Zoning Administrator, Development Review Board

Maintain Sutton's historic structures in good repair; Select Board and School Board (now defunct)
Church Congregation

Page 39 Proposed uses of the local public-school building:

Paul said this is a problem since we have hooked up with Kingdom East.

Tim: Tim is on top of this. There was a lease that was drawn up last year by our attorney that Kingdom East was supposed to sign stating that Kingdom East is leasing the land and buildings for \$1.00 but they have not signed it. Celeste was going to bring it back to the Kingdom East Board to get permission to sign it. We have nothing in writing as of this date, so as far as I am concerned, Kingdom East has no lease with us. Kingdom East has the school and land listed as an asset with a value of 4 million dollars, we have the school and land having a value of 2 million dollars. He feels that we own it and the school district can't come and say the state owns it. How can Kingdom East include this as an asset when they don't own it or are not even leasing it? Tim said that the school was supposedly drawing up their own lease. Tim stated he was going to stay on top of this since, as far as he is concerned, the school, buildings and land is the Town's property and will stay the town's property and Kingdom East will never own it.

Tim is under the assumption or impression that if they wanted to come in and use this for colorectal for a law suit, they may be able to do that.

There is a Resolution in the back of this year's town report recorded in Book 83 at Page 110-116 of the Sutton land records signed by the school board members.

Tim is working with Jen (from the school) to make sure we don't give this up. To Tim's knowledge, the Select Board has never been approached to give this up and he doesn't plan for this to happen.

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Paul is going to review everything with the energy plan with NVDA. Publicizing programs and hooking people up with loans. Collect current energy and carry out energy audits. Consider purchase LED light bulbs for the town to sell to the residents.

Dennis Royer: Training for the Fire Department for electric cars/solar energy panels on houses is ongoing and working with Solar Tech. This really is not a big thing.

Page 56: tax abatement for multi-family dwellings for seniors in the village.

Page 61: Debby Jackson: How can the town can recommend if there is a business wanting to start to say what they can do and can't so with the property they bought/own. Paul said that they would work with the zoning planning boards and permit process.

Pumping station, the old site, that is available for redevelopment. Scott said that may be a problem since the water for the houses come from there.

Darrell Degreenia stated this meeting was not well publicize and should have had a lot more people there for input.

Mark Hall said by sending automated messages to residents. Scott said they were looking into purchasing a cell phone just for that purpose. He said they were searching for more options for better communication. Paul said this was in the paper twice and on the Front Porch Forum he thinks three times.

Jim Jardine: Does this town plan represent Sutton? You have a 72-page zoning regulation document and a 61-page planning document, is this necessary?

He said to the residents, once this document is signed by the Select Board this is a done deal. Maybe a shorter document should be considered and not 133 pages for Sutton.

Scott wanted to know if they had any objection with the Select Board signing this document at their next board meeting on February 27, 2019. Scott said that the Select Board comments are not in there. He asked Paul how soon this document could be made. Paul said, by next Tuesday to be signed on Thursday.

Mary Gray asked: how can we say you can sign this if we don't have all the information? You are saying the Select Board members comments are not included and we don't know what the comments. As far as she is concerned this document should not be signed.

Scott wanted a show of hands about signing the document or postpone for another 30 days. The audience didn't want them to sign the document.

Question was asked: Can this be held off for town meeting and have the booklets there? Do we need a 71-page zoning document?

Scott: No documents will be signed until a new document is presented at town meeting.

The town plan will be available at the Town Clerk's office on Tuesday and can be picked up. This will have the select board comments in the town plan.

Close the meeting at 2:37PM

Mary Gray,
Clerk