

Town of Eden
71 Old Schoolhouse Rd
Eden Mills, VT 05653

September 14, 2021 Selectboard Meeting

The Eden Selectboard met at the Town Office on September 14, 2021. Present: Ricky Morin, Clayton Whittemore, Jubal Durivage, Candace Vear, Beth Spaulding, Freeda Powers. Also present: Franco Rossi (CAI Technologies), Monica Heath (Realtor), Craig Rounds (LERA Manager), Leslie White (Eden Auditor), Tracey Morin (Eden Auditor), Philip Tallman (resident). Joining by phone: Russ Boudoin (Eden Assessor).

1. Open Meeting: Ricky opened the meeting at 6:00pm.
2. Additions and Deletions to the Agenda: Under #8) Animal Bite Report from Copley.
3. Citizens Input: None.
4. Sign orders: Seven (7) orders were reviewed and signed.

To accommodate those present, the Board went to Agenda item #7 next.

7. Eden Maps: Franco Rossi came before the Board to explain a mapping discrepancy that has recently come to light. Across the State, small towns are finding that their old, original parcel maps do not align with the more current, far more accurate digital aerial imagery and geographic data when overlaid. Eden is no different. When viewing parcel maps in the State Agency of Natural Resources (ANR) Natural Resources Atlas maps, parcels may not appear to be where they truly are geographically. This can cause confusion in many ways including property owners or residents misinterpreting or questioning their own property boundaries. These map discrepancies have potentially larger implications as well. Efforts in conservation, planning, land use and other areas depend on the more accurate digital aerial imagery as a tool and resource. Accurate data in that regard is important to consider and has its own value. Franco went on to explain that this does not indicate that original mapping was done incorrectly or poorly or that the digitization of those maps was done in error. It is simply a case of our older, less accurate maps being layered on more accurate aerial imagery. This means that the ANR maps online are to be understood as a tool for reference only. They are not legal documents. True parcel boundaries still depend on deeds and land surveys.

Franco emphasized to the Board that the Town is under no legal obligation to address or fix this mapping difference. However, he reminded the Board of the importance of accurate data. There are a few ways to approach this issue: The Town can shut off the aerial imagery data layer in those ANR online maps in the Town of Eden's GIS link on our website. This would eliminate any confusion at the onset since viewers would be unable to

see where the parcel lines fall on the geographic image. In other words, a viewer could see the parcel map of a piece of land, but they would not see where that piece of land lays in relationship to nearby natural features (streams, rivers, mountains) or other infrastructure (roads). The next option would be to have a town-wide remapping done. He feels this is an expensive and unnecessary route for a small town like Eden. Lastly, and what he would recommend, is to have CAI Technologies recompile specific areas of Eden as they come to light. This issue was recently noticed in an area specific to Camp Road/Rte. 100. To address this area and correctly align the Eden parcel maps with the aerial geographic images, the estimated cost is \$500. This would adjust, or align, approximately 40 parcels in the area with the aerial images. Estimated costs to do this town-wide as one project would be around \$7,000.

Clayton questioned the value gained by the Eden tax payer in this expense, given that the Town has no legal obligation to address it and given that the aerial images have no legal weight. Franco reiterated the importance and inherent value in accurate data and suggested the Board look at it as an investment. Ricky voiced his support of funding the recompilation of the area in question, indicating that any effort the Town can make in alleviating misunderstandings or in adding clarity will be worth it in the long run.

The Board requested that Franco have CAI Technologies add a disclaimer to the Eden maps on our website. This disclaimer will pop-up any time someone goes to view parcel maps in Eden. The disclaimer will state “The data contained in this site are for assessment, planning and reference purposes only. The data are not valid for legal description or conveyance.” Franco assured the Board this can be done by end of day tomorrow. This may help clarify for users of those maps that they are not a binding legal document. Ricky made a motion to approve having CAI Technologies recompile the area of Camp Road/Rte. 100 at a cost of \$500. Clayton seconded the motion. The Board voted 3-0.

Returning to the Agenda:

5. Minutes: The Board reviewed the minutes of 8/23. Clayton made a motion to approve the minutes of 8/23/21 as written. Jubal seconded the motion. The Board voted 3-0.

6. Assessor’s Office Update: Assessor Russ Beaudoin joined by phone for this discussion. Russ said Eden’s CLA is good and the State is not requiring the town to do a reappraisal at this time. He does not recommend it if it is not needed. He encouraged the Board to wait to see what impacts COVID-19 may have, citing other towns that have been restricted from doing interior assessments. A reappraisal is not urgent, in his opinion. Eden is a small town, he noted, and should take no more than 2 years for a complete reappraisal.

8. Dog Officer Update: The Board received an Animal Bite Report from Copley Hospital. It appears that the dog’s owner was the one bitten. Freeda has sent a copy of the report to the Eden Health Officer and the Eden Dog Officer for their records.

9. Beach Update:

a.) Water: A level II assessment was done Sept. 3rd. We await the report from the State. Source test taken last week came back clean. The Board wondered if the tank had

been thoroughly cleaned in the spring. Freeda will reach out to John Campagna of Plumbing Solutions to inquire and to set up the seasonal system shut down in October.

b.) Managers Report: Swim lessons were a success again this year. Freeda has secured the first two weeks of August 2022 for Eden lessons; a contract will likely be available for signing at the next meeting.

c.) Set date for Fall Lottery and End of Season Walk Through. The Board agreed to Oct. 12th at 6pm to have the Fall Lottery. The Board requested Freeda reach out to John Campagna to set up a date for him to do his annual end of season water system shut down; the date for the end of season walk through will depend on when he completes this.

d.) Review & Update Rates/Rules: The Board received suggested rate changes from Craig for consideration. They will review these and make changes to rules and rates at their next meeting, Sept. 28th. Lottery packets will be put together Sept. 29th and will be available for pick up or distribution at that time.

10. Set Tax Rate: The Selectboard reviewed the spreadsheet used to calculate the tax rate for FY21-22 which included amounts voted at town meeting and estimated revenue. Clayton made a motion to set the tax rates for FY21-22 as: Resident: \$2.3053 (town .66833; local .00336; school 1.6336); Non-Resident: \$2.4034 (town .66833; local .00336; school 1.7317). Ricky seconded the motion. The Board voted 3-0.

Tracey and Leslie joined for this discussion. It is recommended that going forward, a separate article is included in the Town Meeting Warning which specifically asks the voters to approve using any General Fund Balance overage to offset the tax rate.

11. Eden Transfer Site (LRSWMD): This item was tabled to the next meeting.

12. FEMA Update: Soil borings have been done at the Blakeville Road and Paronto Road sites by Stone Environmental. The Albany Road project has now cleared all required permits, however, due to the approaching deadline to be out of streambeds per State rules, this project will likely be done next year.

13. Road Commissioner's Report:

a.) State response to Eden input on Rte.118 paving project: Eden submitted comments on the completed paving project on Rte. 118. Our feedback indicated this project presented a good opportunity to improve aprons onto town roads and we were disappointed that this was not done. The State response was that this project was programmed with the intent to provide a low cost resurfacing of the road with minimal ancillary work. As such, aprons onto Town Highways were limited to 4'. Scheduling and conveying equipment increase costs which is why the longer aprons are reserved for the more invasive treatments.

b.) Review Boy Scout Camp Rd. plans & estimates: The Board received and reviewed three options for future structures at Boy Scout Camp Road from East Engineering. These options included a 3-sided concrete box design, a 4-sided design or a bridge design. The Board felt that the 4-sided option was the best option for that site based on costs, size and soil boring results. Freeda will notify Tyler Billingsley from East Engineering this week.

c.) Excavation Permit Application: The Board reviewed an excavation permit application for burial of sap lines across Dudley Road (TH#4). The Board noted that two dig-across locations are listed in the application but only the first one will require the permit since the second location, further along on Dudley Road, is on a portion that is private rather than Town owned. Ricky said he will require that this work be inspected prior to backfilling. Jubal made a motion to approve the excavation permit application for burial of sap lines on Dudley Road, to town specs, with visual inspection by the Road Commissioner prior to backfilling. Clayton seconded the motion. The Board voted 3-0.

14. Ratify Additions and Deletions of 8/23/21:

a.) Under #11c: FY22 Municipal Highway & Stormwater Mitigation Grant

Ricky made a motion to approve the additions and deletions from 8/23/21, as listed above (#13a). Jubal seconded the motion. The Board voted 3-0.

15. Other Business: The Eden Selectboard has been invited to a round table discussion with the Lamoille County Sheriff and the towns of Lowell, Hyde Park and Johnson. This meeting will be held Sept. 16th at 6:30pm at the Green Mountain Tech Ctr. In Hyde Park. The purpose of the meeting will be to discuss the long term community needs for Law Enforcement. Freeda, Ricky and Clayton will be attending. Freeda will warn this as a Special Selectboard Meeting.

16. FYI:

a.) The Board reviewed the KNS Tires Invoice from Green Up Day 2021; total expense was \$560.72.

b.) The Board reviewed a copy of the VT Bar Counsel response to a previously filed outside complaint against the Town Attorney. The complaint was dismissed in full without prejudice.

c.) Lamoille FiberNet Communication Union District (LFCUD) has received a broadband grant in the amount of \$120,970 from the VT Dept. of Public Service. These funds will help fund some of the steps needed before construction of the broadband network. These funds come from the American Rescue Plan Act, a response to COVID-19.

17. Adjourn: Ricky made a motion to adjourn. Clayton seconded the motion. The meeting adjourned at 9:10pm.

Minutes Approved on 9/28/21 by Ricky Morin, Clayton Whittemore, Jubal Durivage.
Freeda Powers, Town Administrative Assistant