



**Town of Milton**  
**43 Bombardier Road, Milton VT 05468**  
**In Person Only – Milton Highway Garage – 17 Ice House Road**  
**Monday, October 4, 2021 at 6:30 p.m.**

**MINUTES**

**Selectboard Members Present:** Darren Adams, Chair; Michael Morgan, Vice Chair; Chris Taylor, Clerk; Brenda Steady, Member; John FitzGerald, Member

**Selectboard Members Absent:** None

**Staff Members Present:** Don Turner Jr., Town Manager; Jenna Tucker, Director of Recreation; Eric Galls, Highway Superintendent; John Bartlett, Director of HR/Administration/Buildings & Grounds; David Allerton, Director of Public Works;

**Others Present:** John Noble, LCATV; John Sharrow; Jim Ballard; Robert Fletcher, Town Legal Counsel

**I. Call to Order**

D. Adams called the meeting to order at 6:32 p.m.

**II. Flag Salute**

D. Adams led the attendees in the Pledge of Allegiance.

**III. Agenda Review**

B. Steady shared that she had been contacted by the Vermont Council on Rural Development to begin round table/committee discussions.

**IV. Public Forum**

None.

**V. Consent Agenda**

- Approval of Selectboard Meeting Minutes of 09/20/21
- Approval of Warrant #8

**Motion made by M. Morgan to approve the Consent Agenda, with a second by J. FitzGerald.**  
**Motion approved unanimously.**

**VI. Appoint Members to the Cemetery Advisory Commission**

Members of the Board thanked Jim Ballard for his time and efforts as a volunteer on many occasions for the Town of Milton. J. Ballard presented the Board with documents of all the past Selectboard Members since 1790.

**Motion made by M. Morgan to appoint Jim Ballard, Alan Beaupre, and Jay Nadeau to the Cemetery Advisory Commission all for two year terms beginning July 1, 2021, with a second by B. Steady. Motion passed unanimously.**

**VII. Green Mountain Transportation – Milton Trip Schedule**

John Sharrow, Milton Board Representative for Green Mountain Transportation (GMT) provided a brief presentation on the current Milton Trip Schedule at this time. He also shared that GMT are currently working on the ratification of contracts for Burlington Drivers, Mechanics, and World Drivers in the coming weeks. Further discussion took place regarding hopes for GMT in the future.

**VIII. Disc Golf Grand Opening Resolution**

Jenna Tucker, Director of Recreation provided a brief overview of the ongoing Disc Golf course development, and presented the following resolution to recognize the volunteers and donations received for this project prior to their grand opening; which is to take place on Sunday, October 10<sup>th</sup>. The following resolution was presented:

**RESOLUTION  
DONATION OF PLANNING, MATERIALS, AND LABOR BY DISC GOLF VOLUNTEERS  
TO REVITALIZE MILTON DISC GOLF COURSE IN BOMBARDIER PARK WEST**

WHEREAS, Milton Disc Golf volunteers, David Havens, Seth Duchesneau, and Ryan Montague, successfully provided planning, materials, and labor to revitalize and renovate the Eagle Scout disc golf project in Bombardier Park West over the last 17 months; and,

WHEREAS, they recruited 11 additional volunteers and put in over 800 hours of combined labor, and donated over \$1,200 of materials; and

WHEREAS, the completed Milton Disc Golf Eagle Course had a successful soft opening on August 21, 2021 and a planned Grand Opening event for October 10, 2021; and,

WHEREAS, the Recreation Department requests the Selectboard to accept the donation of planning, materials, and labor used to construct the renovated Milton Disc Golf Eagle Course in Bombardier Park West by volunteers David Havens, Seth Duchesneau, and Ryan Montague; and

THEREFORE, BE IT RESOLVED, the Milton Selectboard accepts the donation of planning, materials, and labor to construct the renovated Milton Disc Golf Eagle Course in Bombardier Park West by volunteers David Havens, Seth Duchesneau, and Ryan Montague and thanks them for all of their hard work, dedication, and successful completion of this project in fall 2021.

**Motion made by C. Taylor to accept the donation of planning, materials, and labor used to construct the renovated Milton Disc Golf Eagle Course in Bombardier Park West by volunteers David Havens, Seth Duchesneau, and Ryan Montague and thanks them for all of their hard work, dedication, and successful completion of this project in fall 2021; with a second by M. Morgan. Motion passed unanimously.**

## IX. Authorization to Enter Into MOU for Land – 6.7 acre Brault Parcel

Don Turner, Jr., Town Manager read aloud the following Memorandum of Understanding into the record:

### MEMORANDUM OF UNDERSTANDING

**Between:** Mark Brault & The Brault Family Revocable Living Trust ("Brault") and  
The Town of Milton ("Town")  
**Re:** Dedication of Road and Lot/ 150 Density Bonus for Remaining Lots  
**Date:** September 23, 2021

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The above-named parties, having engaged in good faith discussions, initially agree to the following:

#### General

- The parties have had informal meetings and discussions and intend for this Memorandum to clearly and explicitly memorialize their understanding and binding agreements pertaining to lands and premises currently owned by Brault.

#### Background

- Brault currently owns and undeveloped 42+/- acre parcel lands known as 0 Bombardier Road Milton, Vermont.
- Brault currently has an application before the Town Zoning Administrator for a Final Conventional Minor 3 lot Subdivision. Said Application is dated September 1, 2021, and reference is made to said application.
- A draft of an Overall Site Plan, Sheet SP-1, dated August 31, 2021, has been submitted with said application ("Plat").
- The subject premises are located within the Checkerberry Residential (M4-R) Zoning District.
- Section 2007.B of The Town of Milton Zoning Regulations (Density Standards) allows the Development Review Board ("DRB") to grant density bonuses under certain circumstances.
- Section 2007.B(d) states that the provision of public access or dedication, such as a road, qualifies for a density bonus of up to 150% of the base density.
- Brault intends to dedicate to the Town not only a 60-foot wide right-of-way for a public road to be constructed by Brault's heirs and assigns, labeled "ROW A" on the Plat, but also a +/-290,755 square-foot parcel of land shown as "Lot 2" on the Plat with the appropriate right of way for access to said lot, which is shown on the Plat as a 60-foot wide right-of-way running southerly from "ROW A" within which is a "Proposed 24' Wide Driveway". In exchange for said ROW and Lot, Brault will receive a transferable 150% density bonus on each of the remaining lots, Lots 1 and 3.
- The Town plans on presenting a proposal to the voters in Milton for a new Public Works Facility to be located on Lot 2 in March of 2022

#### Agreement

- The parties shall work together cooperatively and in good faith as co-applicants to subdivide the subject premises into three lots and ROW A.
- Town shall pay all costs associated with the subdivision, on both the State and local level to include but not be limited to legal expenses, engineering and permit costs.
- Town has already contacted the engineering firm of Krebs and Lansing to assist with the subdivision process, site plans and permitting.
- Upon the receipt of all necessary Town Permits, State Permits and the DRB approval of a transferable 150% density bonus for each of Lots 1 and 3 by the DRB:

- Town will provide Brault with a nonexclusive access easement and right of way to be used as a future public road and access to Lot 2 over Town land to the Brault property via Park Place as depicted on said Plat at no cost, subject to the provisions of 24 V.S.A. § 1061.
- Brault will transfer to the Town, via a recordable Irrevocable Offer of Dedication and Warranty Deed, free and clear of all encumbrances: 1) proposed Lot 2, 2) a 60' ROW for future Town Road and 3) a 60' ROW to access Lot 2 over Lot 1, all at no cost.
- Town will execute any and all necessary paperwork required by Brault to acknowledge said donation for the Public Good of Lot 2 and the Road ROW for Brault's tax purposes.
- Said Deeds shall be exchanged with 45 days of final subdivision approval by the last State or local agency or entity having jurisdiction over the subdivision, unless otherwise extended by mutual agreement of the parties.
- The transfer by Brault to Town of the ROW and Lot 2 shall be contingent upon the 150% Density Bonus being transferable to Brault's heirs and assigns.
- This MOU shall be made a part of the Town DRB approval file. References of this MOU shall be made part of any and all DRB or Town actions with regards to the subject Lots.

**Motion made by M. Morgan to authorize the Town Manager enter into to Memorandum of Understand for the 6.7 Acre Brault Parcel as aforementioned and read, with a second by J. FitzGerald. Motion passed unanimously.**

#### **X. Rollin Irish Road – Award Paving Contract**

Dave Allerton, Director of Public Works, provided a brief overview of the proposed paving work to be complete on Rollin Irish Road to complete the culvert replacement project discussed at prior meetings; and requested the paving contract be awarded to Hungerford Paving.

**Motion made by M. Morgan to authorize the Town Manager, or his designee, to execute the contract documents necessary to award the contract to Hungerford Paving in the amount of \$19,800, with a second by J. FitzGerald. Motion passed unanimously.**

#### **XI. Town Manager's Update**

- The Milton Police Department is excited to announce the "Do Good Donut" award program in collaboration with the Milton Police Advisory Committee (PAC).
  - One of the important roles of the Milton PAC is to help the Milton Police Department strengthen their relationship with Town residents. One of many suggestions was to reward residents for doing something good in the community. After a brainstorming session, one suggestion was to launch a "Do Good Donut" award program where police officers will award a free donut coupon to residents who are caught doing something good.
  - This program is made possible by the generous support of Madeline's Bakery, who will be giving out the donuts, the Vermont Federal Credit Union, who funded the program, the Milton Artists' Guild who designed and printed the donut coupons, and of course, the Milton Police Department, who will distribute the "Do Good Donut" coupons! There are many ways to earn a "Do Good Donut"

- Henry Bonges has volunteered to assist the Town Manager with revisiting Town owned solar on current brownfields such as the old landfill and wastewater treatment facility.
- The Highway garage open house on 9/25/21 went very well. We had approximately 125+/- people attended. The Islander is writing a story about this project in the coming weeks.
- The Town Manager virtually attended the annual VLCT elections last Thursday.
- Richard Saunders will be leaving his part-time role as the DRB planner soon. Working with Cymone and Amanda to cover until we find a replacement ASAP.
- Selectboard members are invited to attend the Disc Golf Grand Opening on Sunday 10/10 at 11 am.
- VEPC staff and two board members will be conducting their annual visit on Wednesday afternoon. The Town Manager and Director of Finance will spend some time with them driving them around the TIF projects.
- Southern Gateway -VTRANS sent an email asking us to improve some safety concerns. We placed barriers at the future connection to the McCormick Property to make motorists aware that the road is not yet built.
- The Peterson Dam stability analysis is completed and are deemed adequate by a third party engineering firm. Notice from Federal Energy Regulatory Commission
- Reappraisal reflects an increase in median sale price of residential, condo and commercial of 20% from 2018-2021
- Abundant Sun will be offering a two-hour session in lieu of the online independent session we had originally been discussing

**XII. Executive Session – Land Acquisition/Contracts/Real Estate**

**Motion made by C. Taylor that premature public knowledge about real estate and legal confidential attorney and client communication would cause the Town or person to suffer a substantial disadvantage, with a second by M. Morgan. Motion passed unanimously.**

**Motion made by C. Taylor to enter into executive session at 7:35 PM to discuss real estate under the provisions of 1 VSA 313(A)(3) of the Vermont Statutes; to include the following; all Milton Selectboard Members; Town Manager, Don Turner, Jr., John Bartlett, Director of Administration, Buildings and Grounds and Human Resources; David Allerton, Director of Public Works, and Bob Fletcher, Town Legal Counsel; with a second by J. FitzGerald. Motion passed unanimously.**

**Motion made by C. Taylor at 8:55 p.m. to close Executive Session, with a second by M. Morgan. Motion passed unanimously.**

**XIII. Adjournment**

**Motion made by C. Taylor to adjourn the meeting at 8:55 p.m., with a second by J. FitzGerald. Motion approved unanimously. Meeting adjourned by D. Adams.**

Respectfully Submitted,

Cally Audet

APPROVED MINUTES:

CAZ Date: 10-18-21

Chris Taylor, Clerk

Filed with the Milton Town Clerk's Office on this 19<sup>th</sup> day of October, 2021.

ATTEST: Krist Bees, Milton Town Clerk