

**SELECTBOARD MEETING  
MONDAY, JULY 14, 2003  
7:00 PM – MUNICIPAL BUILDING**

A regular meeting of the St. Johnsbury Selectboard was held Monday, July 14, 2003, at 7:00 PM in the boardroom of the municipal building. Present were Chairman Gabriel Handy, Reg Wakeham, Bryon Quatrini, and Elwin Cross. Dale Urie was excused Present from the Town were Town Manager Mike Welch, Zoning Administrator Priscilla Messier, Director of Economic Development Joel Schwartz, and Recording Secretary Ida Rainville.

Also present Kim Achilles, Sharon Heideman, Peter Crosby, Craig Lantagne, Lawrence Simpson, Kathleen Simpson, Dave Legendre, Thomas Pollard, Marlene Rock.

The meeting was called to order by Chairman Handy who led the assembly in the pledge of allegiance.

**Minutes**

Minutes of the June 9, June 12 and June 23 minutes were approved as presented.

**Public Hearing – Continuation –Summer St., Simons Ave., Coffin Road**

Discussion on the discontinuance of the south end of Summer Street onto Western Avenue centered on the safety of its continued use as a trail. The Board agreed to have Mike Welch look into a legitimate crossing at the end of the trail, and the possibility of developing a true trail with crushed rock and/or stay mat paving. On a motion by Bryon Quatrini, seconded by Elwin Cross, the Board voted unanimously to re-certify the previous decision by the Board to discontinue the south end of Summer Street as a highway and adopt it as a trail, but to also construct some type of safer path and crossing for that area.

Coffin Road, which had previously been adopted by the Selectboard, was reconfirmed by a unanimous vote of the Board, on a motion by Bryon Quatrini/Reg Wakeham.

The Board also reconfirmed the discontinuance of the lower end of Simons Avenue, which has since been grassed over. By unanimous vote, the Board agreed to continue to maintain the upper portion of Simons Avenue to a point at the edge of existing driveway (motion by Bryon Quatrini/Elwin Cross.).

**Parking – Pearl Street and Railroad Street Lot**

The discussion of providing overnight parking centered on the northern portion of Pearl Street and the Railroad Street lot. Several people have been ticketed for overnight parking on the north end of Pearl Street, but there is no regulation prohibiting parking. Main and Railroad Streets, and Eastern Avenue are signed and designated no overnight parking, as well as South Pearl Street. On a motion by Reg Wakeham, seconded by Elwin Cross the Board voted unanimously to allow overnight parking on Pearl Street from Eastern Avenue to Maple Street, until such time as two-way traffic may be implemented on that street.

Original regulations did not allow for overnight parking in the Railroad Street/Pearl Street lot. A discussion centered on allowing the purchase of overnight and daytime parking permits for the lot. Gilman Housing is planning to rent some of the apartments in the Riverview Apartment complex, to Lyndon State College (LSC) students that may require overnight parking. Previously some parking in the Pearl Street lot behind McDonalds's had been designated as reserved parking for the apartment building. LSC had indicated they wanted the parking closer to the building. Gib and Bryon said it could be a source of revenue. Reg felt that the lot had been developed for use by the Downtown businesses and their customers, not college students. Larry Gadapee indicated if overnight parking was allowed the spaces against the wall would be most convenient for snow removal. A committee was formed to study the issue – Bryon, Reg, Joel, Mike and Larry.

**Pomerleau Building – Joel Schwartz**

Joel reviewed the income vs. expense of renovating the Railroad Depot building since its transfer to the Town from Anthony Pomerleau. With net rental revenue of \$11,803, and reserve in the budget as match for the Welcome Center of \$36,263, total renovation costs are estimated at \$23,325, with capital funds

remaining from Reserve \$24,741. Projected per square foot renovation cost \$13.54, excluding fixtures. The anticipated rent from St. Johnsbury WORKS may pay for the renovations of the south end of the building (former Chun Bo Restaurant). They plan to keep more of the historic flavor of the south end of the building during renovations to complete the welcome center. There is also space on the second floor for rent but Joel recommended very short-term leasing, and discussion of long-term use in the future. A ceremony to thank Mr. Pomerleau will be planned soon.

### **CSO and East St. Johnsbury Septic**

Progress on these two projects: Obtaining easements on the CSO project has caused some delay. The original cost summary was approximately \$1.86 Million. Now increased to \$2.5 Million. Additional USDA grant funding may help to defray the additional cost, but if the overall cost is too high, Hastings Street may have to be delayed. The project does not include new water lines because of the cost, but if the bids came in low enough, water lines may be included.

East St. Johnsbury septic has all deeds and easements in place. As soon as the bid specifications are prepared it will be ready to go to bid, projected within the next month.

### **Manager's Report**

Contractor David Legendre presented his site plan for a handicap ramp into the Citizens Bank division of Union Bank on Railroad Street. The Board questioned the esthetics of the project, snow removal and foot traffic problems caused by taking up too much of the sidewalk. Asked if the lower level entrance would be feasible. A committee of Bryon, Elwin, Mike and Larry will look into the project.

The Board unanimously granted acceptance of a \$100,100 low cost loan and \$300,000 grant from the FDA for CSO funding (moved by Bryon/Elwin) and authorized the Chairman to sign the acceptance letter.

In other business, at 7:55 PM the Board voted to go into Executive Session for the purposes of discussing contracts, mediation where premature general public knowledge would clearly place the municipality or other person involved at a substantial disadvantage (Elwin/Bryon).

It was moved by Reginald Wakeham, seconded by Bryon Quatrini and unanimously voted to return to regular session at 8:10 PM. No further business was transacted.

The board voted unanimously to adjourn at approximately 8:10 PM (motion by Elwin/Bryon).

Respectfully,

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Ida W. Rainville, Recording Secretary