

**TOWN OF SPRINGFIELD  
SELECTMEN'S HALL – 96 MAIN STREET – THIRD FLOOR  
REGULAR BOARD OF SELECTMEN MEETING  
MONDAY, APRIL 27, 2015 @ 7:00 PM**

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**MEETING MINUTES**

**A. CALL TO ORDER AND ROLL CALL:**

Chairman, Kristi Morris, called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and Roll Call taken.

Board Members Present: Chairman, Kristi Morris, Walter Martone, Peter MacGillivray and George McNaughton. Vice-Chairman, Stephanie Thompson arrived late.

Also Present: Town Manager, Tom Yennerell, Fire Chief, Russell Thompson, Deputy Fire Chief, Scott Richardson, and Police Chief, Douglas Johnston.

**B. ANY REQUESTED ADDITIONS TO THE AGENDA:** Town Manager Yennerell did not have any additions. Peter MacGillivray requested an addition. He wanted to discuss VLCT's information regarding "Payments in lieu of Taxes", PILOT. Chairman Morris noted there were no objections, therefore, Item #7: Payments in lieu of Taxes was added to the agenda.

**C. MINUTES:**

a. Regular Board of Selectmen, Meeting Minutes, April 13, 2015

**MOTION:** Walter Martone moved to approve the Regular Board of Selectmen, Meeting Minutes, of April 13, 2015 with requested corrections from himself, George McNaughton, and Peter MacGillivray. Seconded by Peter MacGillivray  
Vote: 4 Yes, passed unanimously (Vice-Chairman, Stephanie Thompson was tardy)

**D. ITEM 1: POLICE DEPARTMENT – CHIEF DOUGLAS JOHNSTON:**

Police Chief, Douglas Johnston, was present to provide an update regarding the shooting on Saturday, April 18<sup>th</sup> on South Street. Chief Johnston commented he was added to the agenda before the suspects were apprehended. He gave the Reader's Digest Version because news media has covered much of the information at this time. Chief Johnston indicated the investigation is still on going, there is more to the crime. The Springfield Police Department still has a lot of follow up to do. Chief Johnston opened the floor for questions.

Chairman Morris expressed the Town's condolences to the Wing Family for their loss. He also expressed gratitude and congratulations to the Local and Regional Police Departments for their investigation process in the apprehension of the people involved.

Peter MacGillivray also noted he has seen two incidents of the community coming together, the Wednesday meeting at the Community House and Sunday evening Vigil. Mr. MacGillivray sees this as a clear message the community is working together and making every effort to make Springfield a better place. He also stated a heartfelt thank you to everyone.

Carol Lighthall, Director of Springfield on the Move, shared there was a "GoFundMe" Account for the Westley Wing Family. If anyone is interested, a link can be found on the SOM Website.

Vice-Chairman, Stephanie Thompson, arrived at 7:13 PM

Chairman Morris noted the news media has been very diligent reporting the events and the Town appreciates that.

Police Chief Johnston stated the investigation was a team effort from everyone involved, which is why in his opinion the arrests were made in a timely manner. He shared that Springfield Police Department; Represented by Detective Call was the Lead in the investigation, along with the Major Crime Unit from the Vermont State Police, and the BCI, (Bureau of Crime Investigation) from Rockingham. The Crime Scene Search Team consisted of the Vermont State Police, the Weatherfield and Chester Police Departments, and the Springfield Police Department. At some point, there were at least 12 Detectives working, which do not count the Crime Search Team and Drug Task Force. There was also assistance from the Keene, NH Police Department. Police Chief Johnston also mentioned there were many individuals that put in many long hours last week.

Chairman Morris commented it was a great job in an unfortunate situation.

E. **OLD BUSINESS:**

**ITEM 2:** Springfield On the Move Update – Carol Lighthall, Director of Springfield on the Move, asked to provide an update to the Board of Selectmen. Director Lighthall prepared a written update prior to the Board Meeting tonight. A copy of the written update is attached.

Springfield on the Move, SOM, has also been working with the Town regarding the Springfield Community Center and future funding.

SOM, working with SRDC and the Chamber of Commerce, have coordinated a SBA Financing Forum for May 19, 2015 at the Springfield Town Office, Selectmen's Hall from 8:30 to 10:00 AM.

Walter Martone would like to see dollar amounts attached to the projects SOM is involved with.

George McNaughton brought up the topic of Streetlights. He had been told that there was supposed to be some kind of rubberized paint on the bottom section of the streetlights to guard against rust and decay. Mr. McNaughton wanted to know if that had been done. Director Lighthall stated that was before her time at SOM, but offered to make inquiries.

George McNaughton also asked Director Lighthall if SOM would enter into a Memorandum of Understanding, MOU, with the Town, so the Town had more input regarding planning and goals of SOM. Director Lighthall said she needed to consult with the SOM Board.

Chairman Morris thanked Director Lighthall for the SOM presentation.

**ITEM 3:**

**Unsafe Buildings Update & Revision** – Town Manager Yennerell shared there are three, (3), buildings remaining from the first list, (2013), of Unsafe Buildings including:

42-44 Union Street:

This building needs portions removed. The funding should be available sometime in July this year.

105 Clinton Street:

Property part of an estate. Hearing of Appeal scheduled May 11, 2015.

129 Tarbell Road

An extension until July 30<sup>th</sup> for the work to be done was granted at the Board of Selectmen Meeting of April 13, 2015, along with a request for Monthly Progress Reports from the owner.

In addition, in 2014 another building was added to the list:

188 Wall Street:

Demolition Order issued February 29, 2014. The Board of Selectmen denied the appeal. The case has moved onto Superior Court.

Town Manager Yennerell explained Fire Chief Thompson did the Field Work for the second list, (2015), and he put the information together for the Board. The properties were generated from the Fire Chief, the Deputy Fire Chief, and the Board of Selectmen, along with input from the community.

69 Park Street:

There is a recommendation to have a Structural Engineer perform an analysis of this building.

Chief Thompson shared that approximately four, (4), years ago this building was supposed to be demolished. He also commented there had been some work with the Division of Fire and Safety to provide guidance in planning the renovations. Chief Thompson feels strongly the Board should request Progress Reports in writing; he also commented he has not seen any progress. A few years ago, the Fire Department was allowed to conduct fire drills in the building; portions of the building were so unsafe that he could not have his people in the building. Chief Thompson suggested asking for a copy of the report. Town Manager Yennerell stated the purpose of this discussion is for the Board of Selectmen to decide how to proceed with the buildings on the second list, (2015). This is per Section 5-30 of the Town Code. These buildings were identified because of complaints. If the Board feels the complaints are valid, the Board would instruct a Committee to be formed. The Committee would move forward, make a more in depth Structural Analysis of the buildings.

59 & 57 Wall Street:

Town Manager Yennerell commented that the appearance of the two buildings from the outside is not very good; however, the structures appear to be sound and they can be renovated. The new owner purchased these two buildings at the Town Tax Sale. There was a year waiting period before the new owner could do anything with the property. The new owner has shared his plans and drawings with Chief Thompson. He will seek to review additional plans with the Division of Fire and Safety during May 2015. The goal is to have 59 Wall Street done late 2015 or early 2016.

Chairman Morris inquired if the owner would be working on 59 Wall Street and 84 Valley Street at the same time. Chief Thompson stated that was the owner's plan. The property on Valley Street was capped off by the winter; and the inside work has started. Chief Thompson also reminded the Board; the new owner had to wait a year after purchasing the building.

29 Reed Street:

Chief Thompson is suggesting the repair or removal of the porch on Side C & D of the structure. Chief Thompson shared the house had a front porch renovation and some other work. At first glance, the building does not look very good; it has been in need of paint for a very long time. The site lines look good, except for the back porch. He believes someone is putting energy and time into the building.

15 Furnace Street:

Chief Thompson stated this building should definitely be acted upon by the Board of Selectmen. The building needs a lot of work. The foundation walls are in terrible condition. There are cracks in the foundation where the mortar is pushed right out. He strongly suggested a Structural Engineer review the property.

87 & 89 Chester Road:

Town Manager Yennerell started out reminding everyone this is Town owned property from a Tax Sale. He mentioned the Town does not have to hire a Structural Engineer to teardown the structure. This would be up to the Board discretion.

32 Valley Street:

Town Manager Yennerell stated this is a large building; which was brought to attention by Fire Chief Thompson. Fire Chief Thompson shared the building has had a blue tarp on the roof for approximately four, (4), years. He is quite concerned the faulty roof system has created a mold situation within the building. The owner has passed away and the property is part of an estate. The Administrator of the estate lives in Provincetown, MA. Chief Thompson indicated he had just received the contact information today. He also stated this property is in the very first stage of a foreclosure.

As the Health Officer, he would like to receive permission from the administrator of the estate to go inside of the building. There are slightly noticeable problems with the walls, but the structural lines of the building don't look that bad. However, if the roof system has had the same blue tarp for the last four, (4), years, with water entering the building, it could be to the point where the roof system would have to be gutted in order for the building to be renovated. This has always been an apartment building. There is a note posted on the entry door with the Assistant State Fire Marshall's signature and warning that the building is not to be occupied until the building is brought back up to code.

Once Fire Chief Thompson has access to the building, he would like to come before the Board to report his findings.

23 Valley Street:

Town Manager Yennerell explained where this building was located. There was a pre-review made by the Structural Engineer the Town uses. A copy of his brief review states he feels this building should also have a complete analysis.

George McNaughton shared his concern about 87 & 89 Chester Road. Even though this is now Town property; if the Town was to teardown the building without completely documenting the fact the building needed to come down he is not sure where the Town would stand. If the Town was to sell the property as a bare lot, there could be a claim that the Town de-valued the property. He has run into this situation with another Municipality, which is the only reason he has brought up the subject. George McNaughton also suggested checking with the Town Attorney, should the Town have the responsibility to perform the analysis. Town Manager Yennerell stated that was a point well taken and should be checked out.

Vice-Chairman Thompson questioned if there would be environmental concerns relating to items left behind on the two properties. Town Manager Yennerell stated there would be two separate issues; an Environment Assessment and a Structural Analysis.

Chairman Morris explained who was on the Committee once again; the Fire Chief, Deputy Health Officer, and a Structural Engineer. If necessary, the Board could appoint the Committee to review specific properties and submit a report in writing to the Selectboard.



F. **NEW BUSINESS:**

**ITEM 4:** Appointments to Planning Commission:

Town Manager Yennerell returned to the Selectboard with information regarding 2 ex-officos for the Planning Commission. Administrative Officer, William Kearns, provided information from the Vermont Statutes indicating there could be up to 2 ex-officos on the Planning Commission. After a short discussion regarding the interpretation of Statute, the Selectboard asked the Town Manager to follow up with legal counsel.

**ITEM 5:** Appointments to Boards, Commissions, and Committees:

**MOTION:** Vice-Chairman, Stephanie Thompson, moved to appoint Walter Clark to the Planning Commission for a 4-Year Term.  
Seconded by Peter MacGillivray  
Vote: 5 Yes, passed unanimously

**MOTION:** Vice-Chairman, Stephanie Thompson, moved to appoint Richard Cummings as a Director on the Springfield Housing Authority Board. Mr. Cummings will be filling the remainder of Franklin Poole's term. In addition, Town Manager should write a Thank You letter to Mr. Poole for his service to the Town.  
Vote: 5 Yes, passed unanimously

**ITEM 6:** Code Enforcement Discussion:

Town Manager stated Mr. McNaughton requested the discussion for a Code Enforcement Officer. The Town intends to start issuing Civil Ordinance Violations under Title 24, Subsection 1974a. Ordinance Violations will be issued by the Town Constable, the Zoning Administrator, or a combination thereof.

George McNaughton had previously drafted a Job Description for a Code Enforcement Officer. Selectboard Members voiced their approval of Mr. McNaughton's draft. Mr. McNaughton gave a copy of the draft to Mr. Roberson, who had not seen the draft before. A discussion also followed about the fines that will be applied. George McNaughton indicated the violation fines are in the Ordinance Codes.

Chairman Morris stated the Board would not be looking for any motions tonight. This is the first time Mr. Roberson has seen the document. George McNaughton suggested meeting again on May 26, 2015 for a continuation of the item. Vice-Chairman Thompson also suggested reviewing the draft document and the Statute in order to know what each department will be responsible for.

Bill Roberson stated he would like to meet with Police Chief Johnston for more information. He has already met with the former Town Constable, Richard Ripchick.

**ITEM 7:** Payments in lieu of Taxes:

PILOT = Payment in lieu of Taxes. Chairman Morris stated that the State makes payments on their properties to the Town, in lieu of paying property taxes. Peter MacGillivray stated VLCT sent out a Legislative Alert, which all of the Selectboard received. He stated the he did not know the amount of money the Town really receives from the State. He referred back to a discussion the Board had, regarding "Payment in Lieu of Taxes" for the Muckcross property. At that time the payment would work out to be a wash. The State is now reported to be taking \$500,000.00 out of the fund. The problem with this plan is the Town will not know what kind of impact this will have on Springfield. Mr. MacGillivray feels the Selectboard should discuss this topic at a future meeting.

When the State of Vermont presented their plans for the Muckcross estate it was stated the PILOT would be similar to the \$8,000.00 paid in taxes to the Town. Chairman Morris commented by the next meeting of May 11, 2015 the Town would have more information on how the State would be handling funding.

Walter Martone inquired if the Selectboard was able to provide a coordinated response to the Legislative information given to Selectboard Members. Chairman Morris stated the Selectboard was not able to provide a coordinate response outside of our Selectboard Meetings. A discussion followed on who responded individually and how the Selectboard might be able to respond as a Board.

F. **OTHER MINUTES & CORRESPONDENCE:**

1. Cemetery Commission – Organizational Meeting, April 15, 2015
2. Cemetery Commission – Meeting Minutes, April 15, 2015
3. Energy Committee – Meeting Minutes, April 16, 2015
4. Police Department, Traffic Citation and Fine Report – March 2015
5. Springfield on the Move, Meeting Minutes, March 19, 2015
6. Springfield on the Move, Agenda, April 16, 2015

Chairman Morris noted copies of other minutes and correspondence could be picked up at the Town Manager's Office or viewed on the Town's Website.

Peter MacGillivray questioned the note on the Police Report regarding non-payment reimbursement from the State concerning traffic tickets. Police Chief Johnston explained the procedure.

G. **FUTURE AGENDA ITEM PROPOSALS:**

Walter Martone suggested a standing agenda item when the Legislature was in Session. A debate pursued with Selectboard Members as to how the Board would accomplish following the Bills as they made their way through Legislature. A decision was made to put a standing item on the agenda entitled "Legislative Update" beginning next Legislative Session. Walter Martone requested to know the status of Pocket Parks. Town Manager Yennerell will write a letter to the Planning Commission Chairman regarding Pocket Parks. George McNaughton requested the status of the solar negotiations. Mr. McNaughton also commented he would not be available for the May 11<sup>th</sup> Selectboard Meeting and asked for the topic at the May 26<sup>th</sup> Meeting. Town Manager Yennerell stated the individuals involved are very anxious to have a decision and he was going to schedule the solar discussion for the May 11<sup>th</sup> meeting. Vice-Chairman Thompson inquired about the Park Street School Committee. Chairman Morris explained that the Bond for rehabilitating schools included Park Street School. There is an issue with the Bond. Chairman Morris commented he really didn't know all the details, but an answer from the Bond Bank is anticipated.

Vice-Chairman Thompson asked for more specifics for the next Selectboard Meeting. Peter MacGillivray asked if the Selectboard should make an appointment to replace David Yesman on the Park Street School Committee. Chairman Morris explained that was put on hold at the last Selectboard Meeting because the School District was considering selling Park Street School. Peter MacGillivray asked if the date of the June Selectboard Meeting could be re-visited.

H. **CITIZEN'S COMMENTS:**

Char Osterlund, resident. Ms. Osterlund commented she would like Legislative Updates at the Selectboard Meetings. Richard Andrews, resident. Speaking again for the Union Park Neighborhood Association, he wanted to comment on the initiative to start enforcement of the Public Nuisance Section of the Town's Ordinances. The Association feels strongly enforcing this Ordinance is essential to the quality of life in Springfield. He also stated this is important for making the Town attractive to people coming in and for the people that live here. Gerry Patch, resident. Mr. Patch invited the Selectboard Members and Town Manager to any of the Cemetery Commission Meetings. Chairman Morris reminded everyone that if three or more Selectmen were at a meeting, the meeting would need to be noticed. The Town Clerk has posted the Cemetery Commission Meetings on the calendar of the Town's Website.

L. **ADJOURNMENT:**

**MOTION:** Peter MacGillivray moved to adjourn the Selectboard Meeting of Monday, April 27, 2015.

**Seconded by Walter Martone.**

**Vote: 5 Yes, passed unanimously**

Meeting closed at 9:31 PM.

Submitted by:

*Donna M. Hall*

Donna M. Hall,  
Recording Secretary

## Springfield on the Move Springtime Update – April 2015

Electric Vehicle Charging Station – The Dual port EV-Go charging station will be installed in May in the parking lot just below town hall (next to the sidewalk). GMP will operate and maintain the charging station, will run power and site a pole close to the unit. Claremont Savings Bank is allowing a twenty year lease at no cost and HB Energy a project partner in the grant who helped with the project match, will install the equipment. SOM wrote the original grant and is the project manager.

Building Façade Program - SOM's Design Committee is working with SEVCA and the Good Buy Store to update their building façade through a color change of paint and new more prominent sign that includes an updated SEVCA logo. In addition, the committee is working on building improvement plans for both the community center (interim exterior plan) and the Springfield Post Office inside/outside and tree work/landscaping. The aim is to get these improvements completed for this season for a positive "Gateway Affect" as one enters Downtown.

Downtown Master Plan – SOM has worked with the town and SWCRPC to apply for a grant and form an eight person cross organization steering committee to define and implement the process to update the Downtown Master Plan (last done in 1995). The public engagement part of the project is scheduled for April 23<sup>rd</sup>, strong community participation and attendance is expected. The plan is scheduled to be completed in June. Hardworking Steering Committee Members are: Tom Yenneral/town manager, Mark Blanchard/SMCS, Laura Ryan/SHA, Jen Johnson/Chamber, Wendi Germaine/Restorative Justice, Chuck Gregory/Town Planning, Jason Rasmussen/SWCRPC, Carol Lighthall/SOM.

Odd Fellows Building – SOM is actively working with the new owner of the Odd Fellows building to get the building repaired as needed, then to have the building occupied. The owner is in the process of relocating to Springfield next month. The building owner has purchased multiple properties in Springfield and Rutland areas and wants to hire a fulltime four person work crew.

Woolson Block – SOM continues to work with SHA and others related to possible redevelopment of this building. The appraisal was recently returned and now negotiation will commence. It will be critical to the health of Downtown and the community, that this project find a way to move forward. SOM's role will focus on filling the commercial space in the building.

Heritage Bakery Expansion – The bakery opened last month and since that time has been extremely busy. Sales are way ahead of projections and the business owner has asked for help in expanding the waste water permit for increased seating. A formal grand opening is expected at the end of May.

Springfield Farmer's Market- The SIXTH season for this downtown market will open on May 30<sup>th</sup>. The market will continue to enjoy its longstanding vendor regulars together with some new faces and products. Jim Fog is responsible for market set-up, take-down, fee collection and F2F coupon program handling. SOM coordinates vendor recruitment/communication, sponsorships, music, reporting, press/advertising and finances. We are trying hard to bring back the family fun corner and have been in touch with possible partners to help and we're working on coordinating a stronger music program.

Market Madness Street Fair – SOM's Promotion Committee is working on the 4<sup>th</sup> Annual Market Madness Street Fair scheduled for September 5<sup>th</sup> 10AM-4PM. Volunteers and sponsors are sought and we're looking forward to another great Springfield event. Classic cars, antique tractors, expanded farmers market, kids corner activities, BBQ and lots of music will all be bigger and better than last year.

Project ACTION – SOM participates in the housing, community and neighborhood sub-committee for Project ACTION to proactively affect the community drug and related crime problem. The shooting death of Wesley Wing, has caused us all to pause with sadness and some anger, but then to get back to work with renewed resolve.

We appreciate your support of Downtown Springfield!

*Carol Lighthall*