

## Selectboard Special Meeting Minutes

*Thursday, August 26, 2021 at 7 pm, Town Hall*

**Present:** Denise Wheeler (Chair), Sharon Winn Fannon (Vice Chair), Marc Mihaly (Member), ORCA Media, Lisa Wilson, Lori Holt, Jim Barlow, Esq. (Town Attorney)

**Absent:** John Brabant (Member), Rick Kehne (Member)

1. Call to Order: Denise Wheeler called the meeting to order at 7:00 pm.
2. Public Comment: None.
3. Review, Additions/Changes to Agenda: The afternoon of this meeting, the Constable and Sheriff were called to Curtis Pond after reports of a group of men throwing beer bottles in the pond and swimming in their underwear. A number of them were unable to provide identification, but they pledged they had not thrown bottles into the pond and the Sheriff and Constable addressed the disruption.
4. East Calais Easement Request on Moscow Woods Rd.: Lisa Wilson, property owner, attended the meeting. Her house is under contract, but the sale is dependent upon resolution that this easement provides. Sharon Winn Fannon summarized the situation: it was discovered during title search that there is a piece of property between the house and the road that is owned by the Town, seemingly unbeknownst to all. This property has been used for egress for 100-150 years at least, but it has not been documented. The lender will not lend money without title insurance, and the title insurance company requires that use of the ingress and egress be formally documented and recorded in the land records. Absent the continued ability to cross the town's parcel, the residential property is land-locked with no access to the road. Real estate agent Lori Holt explained the buyers' paperwork expires September 30; this easement must be posted for 30 days, allowing the timeline to be met. (The 1831 deed is largely unreadable.)
5. Executive Session for Real Estate Matters: Marc Mihaly made a motion to go into Executive Session at 7:07 pm per 1 V.S.A. subsection 313 (a) (2), real estate options. The Board invited town attorney, Jim Barlow into Executive Session. The motion was seconded by Denise Wheeler, voted on and carried 3-0. The Board resumed Regular Session at 7:30 pm.

Sharon Winn Fannon made a motion to grant an easement for ingress and egress for a town owned parcel in East Calais to three neighboring property owners: Arlene Holm and Lisa Wilson, Syver P. Rogstad and Mary Labate Rogstad, and John Risse and Meigan Sullivan Risse. Marc Mihaly seconded the motion which was voted and passed 3-0.

The Town Attorney will work with the real estate agents to work out the details of the easement; the notice will be posted right away and the publication requirements will be met, assuming there is no petition objecting to the conveyance submitted. (Notice has to be posted in three public places in town and published in a newspaper and the 30-day timeline starts once it is physically posted in Calais.) The Chair will post the notice as required.

6. Consent Review and Approval of Minutes: Marc Mihaly moved and Denise Wheeler seconded to approve the minutes of the following listed meeting, with the changes as noted; the motion passed 3-0.

June 14, 2021

June 18, 2021

June 28, 2021

July 12, 2021

July 26, 2021

August 2, 2021

August 9, 2021

August 12, 2021

7. Adjournment: The meeting adjourned at 9:00 pm.

Date: 8/29/2021 Respectfully Submitted, Katie Lane-Karnas, Recording Secretary

*Approved by the Selectboard at the 10/11/2021 meeting*

*Click on the link below to view documents associated with this agenda:*

<https://drive.google.com/drive/folders/1L6HdcdlhMs58IYe18nIbf1c8y-qNHO5?usp=sharing>