

Selectboard Meeting – May 18, 2026 - 6:00 pm

Attendance: John Phelps, Jessica Pendleton, Joe Nolan, Rob Viglas, Linda Schmidt.

Also in attendance: Dan Reap, Bill Mitchell, Jessica Lewis. Minute Taker: Jessica Lewis

Call to Order: 6:04

Citizen Concerns: Bill Mitchell states LEMP needs to be signed before June. The Local Emergency Management Plan must be updated every year and includes information about contacts and equipment available. Board members and Town Clerk information will be updated for this year, and Linda will confirm with Jay regarding any changes to equipment.

Bill states that due to the lack of potable water at Town Hall, we are generally unprepared for Town Hall to be used as an immediate emergency shelter. Joe states that the Board is in the process of navigating the water issue.

The Board received a letter from a Town resident requesting a 25 MPH speed limit sign on West Road, especially with the increasing traffic on the road. Jay has said there needs to be a road study done by the State, and Joe elaborates that with that study there would be a kit put together by the State to address missing signs in town, and he will coordinate with Jay to proceed.

Rob states that following a meeting of the Planning and Zoning Commission, there is a strong desire among residents to address the growing prevalence of Airbnb and adjacent rental structures, specifically when there are multiple being built on a single property. **A STR (Short Term Rental) ordinance** to address temporary and short-term rental dwellings is being considered by the Board. The Town would need to bring in lawyer Merrill Bent to evaluate the legality of any forthcoming ordinance. The Board discusses how to draft this ordinance, and Linda suggests seeking examples from nearby and similarly-sized towns to model the ordinance after, and offers to do more research on this. Rob states that he would like to begin the draft and have it on the agenda for the next meeting.

Water Testing: The test kit has been received from the state Department of Health. Joe explains that the water will be tested at a point before it reaches the pipes of the building. Bill suggests shopping around carefully because it is unlikely the Town needs a large, elaborate system. Joe states there are reserve funds available to support replacing necessary elements of the water system as needed.

Road Report: No major updates or concerns.

MERP Updates: A quote has come from John Bushee to replace the existing boiler. This would not be a switch to propane, which may be an issue with the specs of the grant. Joe states there is still a concern about long-term cost of hot water at the Garage. Don Latif is also suggested as someone to contact for a quote. The Board agrees Tom should be informed prior to the next meeting to discuss what the Board has in mind: boiler replacement, an on-demand electric unit put in for sinks, and a separate pressure washer

May 18, 2026

with hot water capabilities for washing trucks. Joe will call Tom Yandow to give him Don's contact information and discuss the proposed changes.

An RFP went up on Front Porch Forum for the **lighting project at the Town Garage**.

Auditing: Linda asked Mark Neff if he would officially like to come on as an auditor and he has agreed.

Rob motions to **appoint Mark Neff as an auditor**, Linda seconds; all in favor.

Jessica will prepare a written proposal for what Jordon Plummer from Sullivan Powers has suggested during the **professional audit consultation** on May 14 and deliver it to the Selectboard prior to the next meeting.

Treasurer's Report: No concerns.

Littering: Linda made some inquiries into what other towns do to address littering. We could do an ordinance, but we are also covered under the State law that does incur a \$500 fine. There is a sign in the Town garage that could be put up where it would be most useful. The Board agrees that putting it near the yellow farmhouse on Sandgate Road would be a good location, and we may also like to get another sign for West Sandgate.

Cameras for the Town Garage: The quote for installing the cameras from Mike Oltedal is around \$2500.

Linda motions to approve this expense; Rob seconds; all in favor.

Orders Signed

Minutes from 5/4 meeting approved

John motions to adjourn; Joe seconds; all in favor

Meeting adjourned 7:07pm

Next meeting June 1 at 6pm at Town Hall

Respectfully submitted by Jessica Lewis

May 18, 2026