

Selectboard Meeting — June 15, 2026 at 6:00 pm

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

Also in attendance: Sheila Kearns, Bill Mitchell, Rich Zoppel, Jessica Lewis.

Minute Taker: Jessica Lewis

Call to Order: 6:04 pm

Citizen Concerns: A Rupert Road resident has sent in a report to the Selectboard reporting trespassing on her property. She is concerned for her safety and would like advice on how to proceed with the situation. The Selectboard reads her report and looks at the images and advises she should file a report with the State police.

Rich Zoppel states that at the ZBA meeting there was a discussion about the situation of someone living in a camper for longer than 30 days on a property on Sandgate Road. The trailer and bus on the property are both in the Town right of way, and due to the length of occupancy it is a situation of unpermitted use. Rich states the ZBA plans to put together a report and have a conversation with the property owners in the near future.

Jessica P. asks if this rule would affect the RV parked further down the road near Southeast Corners, but Sheila advises that because this is not occupied for more than 30 days at a time it is not in violation of the Town's rules.

Ongoing Business:

- **Generator at Town Garage**

Linda went back to the grantor of the **Climate Catalyst Grant** that has remaining funds in it, and the grantor stated a propane-fueled generator would not align with the purpose of the grant. The grantor has stated that a microwave and refrigerator for the Town Hall would meet the specs of the grant. The Board may discuss getting a generator for the Town Garage at another time.

- **STR Ordinance**

Linda, Rob, and Jessica P. all remark that the Sunderland STR ordinance is strong in terms of being similar to what Sandgate needs.

Sheila suggests that before choosing what to include in the ordinance, the Board should decide what the ultimate goal of creating the ordinance is as there are many reasons why towns may create these ordinances. Jessica P. states the statement of purpose in the Woodstock ordinance aligns with what Sandgate is trying to implement.

Sheila asks if there has been conversation yet as to how enforcement and management of the ordinance would take place. Some towns have appointed the ZA, a Selectboard-appointed STR officer, or possibly the health officer. She states that making sure the administration of the ordinance is handled properly is a priority and would likely require additional resources.

Bill Mitchell states that enforcement could be difficult, and states that Sandgate isn't the same as Woodstock in terms of drawing tourism. Rob points out that having 8 of these STRs on one property would become more of a commercial concern and we do not have a commercial zoning authority in Sandgate therefore emphasizing the importance of the ordinance.

Sheila points out the need for registration of these STRs for proper administration of the ordinance.

Linda states she is willing to begin a document that will be shared among the other Board members to edit, add, and create a draft.

Jay Wilson, Road Foreman, reached out to Linda today to ask about an **increased cost of living raise** in the new fiscal year. Jessica P. states the current cost of living has certainly gone up more than 3% and the ask is reasonable. Sheila asks if this can or should be done outside of the Town budget voting process, and states it would be valuable to see this in actual numbers and evaluate the impact this would have on the overall budget. Joe expresses the importance of taking care of the road crew who are doing a great job. Linda states that the Board will iterate to the road crew that should this come up again in the future, it would be best to do this prior to the budget vote. Sheila suggests the possibility of conducting a 6-month budget adjustment as a practice in the future. The Board is supportive of the Road Foreman's request, and will determine how to go about approving this in the proper manner.

Road Report: There are a few washouts from last night's storms that Jay and Skip will take care of. The road crew has also been mowing around town.

- **MERP Grant update**

The Board discusses the inquiry from Roy Plumbing regarding why their bid was not selected for the boiler project at the Town Garage. The bids were due on 4/28 and Roy states they were the only bid that was submitted by that date. The Selectboard had expressed concerns over receiving only one bid, and about the size of the tank. Tom asked Roy to update the bid based on the Board's requests. Joe points out that the RFP states that the Town/Selectboard can turn down a bid for any reason. He explains that the decision of the Selectboard was made in an effort to be fiscally responsible as the alternate later bid was so significantly lower, and the quote from Don Latif also included a detailed breakdown of costs. The Board moves to go into Executive Session to discuss the situation.

Revised to note: The Board entered into Executive Session at 6:51 pm and returned at 7 pm. No decisions were made during the Session.

With Tom Yandow on the phone, the Board provides the points for why they declined Roy's bid: The quote was not detailed with cost breakdown, and the cost was very significantly higher. The Board was seeking to make the best decision for the Town and exercised their right to reject a bid for any reason, and have asked Tom to relay this to Roy. If Roy is interested in discussing this further with the Selectboard, he is welcome to come to a meeting.

Treasurer's Report: No concerns raised

Review June 1 minutes June 1 minutes will be amended to further reflect the conversation with Tom Yandow around the ethics of how the bids were submitted and accepted.

Sign Orders: Orders signed

Rob motions to adjourn, Joe seconds; all in favor

Meeting adjourned: 7:36 pm

Next meeting July 6th at 6 pm at Town Hall

Respectfully submitted by Jessica Lewis

June 15, 2026