

Minutes of the Select Board  
Monday, January 29, 2024  
Main Street Fire Station, 43 South Main Street and via zoom

**Attendance:** Alyssa Johnson, Kane Sweeney, Dani Kehlmann, Mike Bard, Roger Clapp, Tom Leitz, Karen Petrovic, Chris Winters

**Public Attendance:** see sign in sheet

**ZOOM:** 100 participants

R. Clapp called the meeting to order at 7:00pm

**Approve Agenda: M. Bard made a motion to approve the agenda. D. Kehlmann requested an additional 10 minutes to discuss the use of the National Guard Building. Kane seconded the amendment. The motion was passed to the amendment and the amended agenda.**

**Consent Agenda Items:**

- a.) Minutes of January 22, 2023
- b.) Special Events Permit (Manufacturer) Bakersfield, LLC 2657 Waterbury Stowe Road; Cabot Creamery Farmers Annex in Store Tasting
- c.) Special Events Permit (Manufacturer) WYC LLC Rusty Parker Park Sampling would be in pavilion in middle of park. 15x15 ft.

**K. Sweeney moved to approve the consent agenda. M. Bard seconded the motion, a vote was held and passed unanimously.**

**Public:** no comments

**Appointment to the Housing Task Force:** P. Hack has applied for a position on the Housing Task Force as a landlord and contractor. **K Sweeney moved to appoint P Hack to the Housing Task Force. D. Kehlmann seconded the motion, a vote was held and passed unanimously.**

**K. Sweeney moved to alter the agenda. EFUD will speak before the National Guard Building Development discussion. M. Bard seconded the motion, a vote was held and passed unanimously.**

**EFUD:** Keith Wallace Award is usually presented at the Town Meeting.

**Incentives for Housing:** The Housing Task Force has spoken to contractors about reducing fees such as water and sewer allocation fees and zoning permit fees. They are exploring tax reduction incentives for 5-10 years of long-term housing.

**Employee Appreciation Breakfast:** Annually held by the EFUD Commissioners, last year was too short notice and P. Flanders wants proper warning so other Board members can be more included.

**Update on proposed project to bring water to Rt 100 by the Annex:** There is a proposed water line extension from Guptil Road through East Wind Drive to Route 100 (Cabot Annex). If this is completed it will increase fire protection throughout that neighborhood as well as water quality issues residents now experience. EFUD could benefit from an increased customer base. EFUD is in the design phase with a \$3-4 million quote.

**Kneeland Flats Mobile Home Park & Fire Protection:** EFUD is working with the Peck family who own the Kneeland Flats MHP. The owners are in the design phase of water line upgrades that would provide better fire protection to that area. This is not a new connection but rather an upgrade to existing customers.

EFUD is also discussing Recreational uses in the watershed area off Sweet Road as the State works to update the Worcester Range Management Plan.

**National Guard Building Development:** C. Winters presented the State's initiative regarding the use of the Armory Building. C. Winters hopes for support of this project and stated he will provide some background how his agency achieved this proposal in just the last few weeks. The State currently has 1,600 households living in motels and hotels across. The program is expensive and does not give the unhoused access to the services they need and does not move them out of temporary housing. Short term solution is to stand up 5 temporary shelters in 5 communities across the state while staying in budget. This has been described as a temporary stop gap measure between April 1 – July 1<sup>st</sup>. The proposal calls for 40 beds with plywood separation which the National Guard will help to construct. The facility will be staffed by a professional organization. The State does not have local capacity to staff this. The Vermont Department of Children and Families has projects now in Rutland and Bennington. Plans to lease a hotel in Montpelier recently fell through. The agency continues to pivot to whatever might work. The hotel/motel program was extended to July because the state hoped to be able to pair unhoused people with long term housing but they cannot meet that need. C. Winters stated when the Montpelier hotel lease fell through, the Armory Building option came up. Much of the speed of these plans is tied to the budget. The armory is expected to be temporary housing with a budget only from April 1<sup>st</sup> – July 1<sup>st</sup>, 2024. The Vermont Department of Children and Families will make plans with local service providers to bring services to the location and local transportation. Staffing at the facility is expected as 2 staff members 24/7 with transportation in and out of the shelter. C. Winters stated there are a lot of negative stereotypes around unhoused people and they are not motivated to get back on their feet. There are times that 50-60 calls for needed shelter that cannot be met. The hotel/motel program costs an average of \$135/room.

There are 4 providers who have committed the support. The Scott administration has made it clear they want the hotel/motel program to end so why the rush now? DCF has been working to get out of the hotel/motel program. 500 shelter beds are available with plans to expand to another 180 beds. The piece planned to end is the "cohort" program which is due to adverse weather or other eligibility issues. It's been a lot of unwind this program when so many folks continue to need temporary housing. M. Bard asked about the space at the Armory, inherent problem with bath facilities, congregant shelter of this type is not ideal for families, when there are no other options you do the best you can but housing families is not the ideal match for this location. Will this really be a temporary shelter? There is money in the budget for 3 months only. There is no money in the budget for operating this beyond 3 months.

Elaine Holt would like to know the vetting of individuals that come to our community with services in the building. That is one of the problems with the hotel/motel program is there are no services available to give them a heads up. A lot of folks must pay 30% of their income to pay to be in the hotel/motel program.

24/7 facility? Yes.

Some folks voiced support of the project stating generosity and compassion is the Vermont way.

The services needed are still in discussion about who will be providing them and where they will come from. For example, the State has contracts for security needs for the hotel/motel program. Initial contact with the Berlin Barracks, and shelter standards can be circulated via Town of Waterbury and what services the department provides. Green Mountain Transit will be contacted otherwise service is provided to get them to their jobs, medical appointments etc. Where are the folks that require housing coming from? Five shelters in the state most effected. Most would come from Washington County with priority for folks that are from Waterbury or have connections to Waterbury. When folks come in and say they are from Vermont or plan to stay in Vermont they are considered eligible for services. Coordinating screening is performed.

BethAnn Maier stated she has worked for years with unhoused people; it is an economic problem. The people that flounder are the most vulnerable. DCF is being an activist, they are going to staff it and if we work in a non-adversary way, we help people that really need it.

Glenn Andersen wanted to reiterate the importance of these services. Could this space be used to grow our school enrollment? Is there a traffic study? There is only a three-month plan for this currently. C. Winters cannot speak beyond that timeline and there is no plan to use it as a shelter beyond the three months. There is also no plan to use this shelter for families and children because of the communal nature of the facility.

Where do folks go when the July 1 deadline? Will they be in tent camps? Concern over drug use. It is hard to predict what the population will look like opposed to not allowing children. What are the security precautions in the shelter? An individual using drugs in the shelter would be removed from the shelter.

This is not a shelter people can just show up at the door. It is a coordinated shelter the state is sending people to. The staff at the shelter would turn people away if they do not have permission to enter the shelter. You could describe it as many of the other communities that are helping the unhoused population. It is an everyone problem.

Liz Schlegel asked what services are available there? How will that building be made a safe and comfortable place to live? Food prep is planned and storage is also planned. It is crucial to connect with service providers.

Chris Wood lives at the fork in the street on O'Hear Court and spoke to previous use on the street; the guardrails and street are falling apart. Are there any provisions to mediate that street? A flood will isolate the street. The State does house sex offenders, they are never placed with children. You cannot discriminate for many reasons but C. Winters believes sex offenders are in a unique group that can be discriminated against.

There is not a requirement to work to be in the shelter but if you do work, 30% of your income must be contributed.

Nora Miller spoke to the urgent need in this community. She receives calls every day from residents that are unhoused or near homelessness daily.

Stephen Frappier would like to State to commit to provide State police coverage. Also, would like a commitment to have another public meeting to know what comes in at the deadline. C. Winters will commit to asking before anything is changed July 1. There is a commitment to talk about resources in the neighborhood to support the community.

Eric Gross asked about PCB's in this building and C. Winters stated he's fairly sure the building has been cleared.

Rachel Muse spoke about how the Waterbury Public Library and how they serve the unhoused

community. She would like to be included in discussions about a shelter because it greatly impacts her library. She would also like training for staff. C. Winters applauded all libraries and said they are on the front line of assisting unhoused.

Jonathan Griffin asked about individuals that do not follow the rules what happens to that individual. C. Winters will need time to find out what the course of action is and will get back us. C. Winters believes that if the State is working within the walls of the building they do not require permitting. T. Leitz stated in many cases the state is exempt. Jonathan Griffin stated the price per bed in this is higher than what was stated by C. Winters at the start of the meeting.

Madeline Drake asked about the perimeters of visitation for this shelter. C. Winters does not know the perimeters of this specific shelter but stated he can find out from the operators.

There is agreement that more affordable housing is needed.

Bob Wescott asked if we have any sense of what percentage of the people in the shelter would be local friends and neighbors? The State relies on data collected upon intake and assists when they can and places them where they can. Winters believes Washington County residents should get priority.

W. Shepeluk spoke about a local woman living without water when a new landlord raised rent from \$700 to \$1,500 per month. W. Shepeluk stated he does not know where this woman went but it demonstrates local homelessness. He also asked the status of Stanley Wasson Hall.

Anne Imhoff would like to know how many people are homeless in Washington County? Washington County is third behind Chittenden County and Rutland County. C. Winters does not have the data here tonight but he can get that data and share with it.

Sharon Dalley stated she was surveyed as residential care facility and offered help but received no response. Interdepartmental work is being done; C. Winters stated “we need to do better.”

Gary Dillon stated we have heard the cost of living is a factor with the unhoused and asked if Theresa Wood could speak to this? Theresa Wood, State Representative of Waterbury, Buel’s Gore and Bolton. T. Wood is also the Chair of the House Human Services Committee. She has a lot of concerns that folks shared here tonight. The State does not have a good track record with “temporary” anything. She believes Waterbury needs to hold the State’s feet to the fire on this. What being offered is a plan for 90 days which is not a “plan”. There is no one single solution. We do not have a response for “what comes next”.

**Finalize Budget & Warning for the Annual Meeting:** T. Leitz presented an updated tax rate removing the \$30,000 sidewalks and reducing the contract cost with the State police. This would be a 2.45% tax increase, 1.3 cents on top of the 2023 tax rate, an increase of \$39,28 on a \$300,000 home. Previously there was a proposal to pay down some long-term debt but Tom would like to take that off the table now that we have information about the shelter at the Armory.

**A. Johnson made a motion that the Waterbury Select Board, following Town Meeting create a policy outlining the payment of Special Articles. K. Kehlmann seconded the motion, a vote was held and passed unanimously.**

Warning of the March 5, 2024 Town Meeting. Discussion of Article 21, K. Sweeney moved to accept the draft warning as written dated Jan 30, 2024. D. Kehlmann seconded the motion. A vote was held and passed unanimously.

**Tax Payment Options:** T. Leitz stated he would like to stay open an extra hour on tax due date. T. Leitz would also like the Board to consider e-checks. K. Petrovic stated e-checks are not guaranteed funds so

she is opposed to offering e-checks. The Board is in favor of having the office stay open the additional hour on tax due dates.

**Next Meeting Agenda:**

Scott and Dona Culver

Armory Development Update (1<sup>st</sup>)

Planning Commission: Unified Bylaw Update and include the DRB on the agenda invitation.

**Adjourn: A motion was made and duly seconded to adjourn**

Select Board Mtg January 29

Sign in - Please print

Katya d'Angelo

Rachel Muse

Kathryn Grace

John Pitrowiski

Barla Thomas

George Seymour

Susan Seymour

Carla Lawrence

Lawrence Dennis

Lucy Ely Pagan

Marieta Warnstedt

Batay-Lupo-Angino

Matthew Parrilla

Dustin Spence

Linda Williams-Pendo

Cindy Parks

LISA LAMOS

Teresa LAMOS

Sheryl Stauchette

Harold DeLozier

Sarah Schoolcraft

Chris Neville

Robert Keefe

Greg Ducon

Stacy Ducon

Jacob Wells

Rich Wilbur

John Paine

Sybil Garm

Edward Greiner

Joe Hayes

Peter Farrell

Megan Libby

MATTHEW MASSON

Zete Martel

CARIE MacMillan

Amy Marshall-Carney

Michael Carney

Pegeen Mulhern

DOUG GREASON

Debra Utton

Curt Utton

AL LEWIS

SANDY LEWIS

William Shepeluk

Jan Skelley

Joan Skelley

Kevin Eckman

Marie A. Gerawan

Stephen Frapper Jr

HEMS B. GLOOR

Sarah Touchette

Sharon Dalley

Valerie Roger

Cheryl Gloor

Tera Dacek

Michael Nelson

John Haase

Tamatha Thomas-Haase

Phoebe Polkey

Jonathan Griffin

Danica Griffin

Gary Durrall

Laura Wood

Christopher Wood

Fay Kately Provolar



Tom Berry  
Filomena Siner

Lisa Meyer  
Peter Hack

COREY HACKETT

Cary Finkberg  
Gordon Miller

Shannon harness

Oliver Nevick-Smith

Jess Neubelt

HARRISON STARK

Brendan Shea

Maggie Burke

**TOWN OF WATERBURY VERMONT**

Application Form for Town Commissions, Boards, and Committees

Please submit your application to one of the below:

**In person or by mail:** Board Search, Town of Waterbury, 28 N. Main St. Waterbury, VT 05676 or by email to: karen@waterburyvt.com

**Please supply the following information:**

- 1) Review the scheduled meeting day/time of the Commission, Board, or Committee along with the length of the term of the position. Will you be able to regularly make the meetings? **Y** / N Will you be able to serve for the term of the position? **Y** / N
- 2) Please introduce yourself to the Selectboard by providing a one page cover letter detailing your background, experience, and interest in the board/commission/committee you are applying for. A 1-2 page resume is optional.

**Name of Applicant:** Peter Hack

**Date:** 1/22/24

**Phone Number:** 802 233 4258

**Email Address:** almostcutmyhair1960@gmail.com

**Name of Commission/ Board/ Committee and term (if known):**  
Housing Task Force

**How many years have you served on this Committee?** 0 Years

**If you serve on another Commission/Board/ Committee, please indicate which one(s):**  
N/A

**If you were referred or recommended for this position by someone, please share that reference's name and contact information.**  
Maddy Young

**Waterbury Resident:** **Y** / N (circle one)

Please note, applicants are asked to attend the selectboard meeting at which volunteers will be nominated to their respective positions. If you cannot attend, please email [karen@waterburyvt.com](mailto:karen@waterburyvt.com) in advance of the meeting to provide additional background information.

All policies that apply to the town's Select Board also apply to all boards, commissions, and committees. Policies may be found at [www.waterburyvt.com/ordinances](http://www.waterburyvt.com/ordinances).

For hard copies or accessibility accommodations please contact: Karen Petrovic; [karen@waterburyvt.com](mailto:karen@waterburyvt.com)

RECEIVED JAN 22 2024



TO: Board Search Committee  
Waterbury Housing Task Force  
28 North Main St  
Waterbury VT 05676

FROM: Peter G. Hack P.E.  
1715 Kneeland Flats Rd  
Waterbury Center, VT 05677  
(802) 233-4258  
almostcutmyhair1960@gmail.com

January 22, 2024

RE: Housing Task Force Committee Vacancy

To Whom it May Concern:

I am interested in joining the Housing Task Force Committee advertised on the Town website. I understand that the deadline has passed for applying, but I heard there were still openings available.

My attached Resume outlines the extensive construction experience I have from approximately 38 years of working for General Contractors, Engineers, and the State of Vermont. I am proud of the excellent relationships I maintain with clients, designers, and contractors through working collaboratively toward common goals. I am open, honest and fair in my communications and management, and I have effectively represented both owners and contractors.

I have also been purchasing, building, renovating, and renting residential properties for myself since 2000. I have owned about 20 various properties, including single family homes, apartments, and condominiums. I consider myself a conscientious and responsible landlord, and currently own 5 rental units in Waterbury.

I believe my experience and character could bring an excellent perspective to the task force and would like to volunteer for the position. Thank you for your consideration and please contact me anytime by email or phone.

Sincerely,



Peter G. Hack, P.E.

PETER G. HACK P.E.  
1715 Kneeland Flats Rd  
Waterbury Center, VT 05677  
(802) 233-4258, almostcutmyhair1960@gmail.com

## PROFESSIONAL EXPERIENCE

### **January 2023 – present (part time) Independent Consultant to the Vermont Judiciary**

Clerk of the Works responsible for on-site project coordination, construction inspection and oversight of multiple contractors. Projects include HVAC upgrades and new data wiring at multiple locations around the state.

### **October 2004 – December 2022 (retired) State of Vermont, Department of Buildings and General Services, Montpelier, VT**

Project Engineer II & III: Responsible for all aspects of construction and renovation projects, including estimating, permitting, selection of designers, bidding, oversight of design and construction, and project closeout. Projects include:

Roxbury Fish Culture Station, \$7 million state-of-the-art Fish Hatchery  
Waterbury State Office Complex, \$14 million biomass heat plant  
Vermont Veterans Home, \$12 million multi-phase renovation of an occupied Nursing Home  
Bennington District Court and State Office Building, \$20 million temporary office relocation, renovation and new construction.  
Rutland District Court - \$12 million new construction  
Bennington Battle Monument – Historic restoration, repointing stone structure  
Pittsford Fire Academy - \$2 million new office building construction.

### **April 2003 – October 2004 TFM Construction, Colchester, VT**

Project Manager: Responsible for estimating, bidding and oversight of commercial construction projects, including:

Champlain College Business Center and Dorm - managed installation of high-end custom woodwork paneling, wainscot, cabinets, built-ins etc  
Pizzagalli Office Building - managed installation of custom woodwork paneling, cabinets, built-ins etc  
Burlington Church Re-roof - managed the removal and replacement of historic slate roof and copper accessories.  
Burlington Hotel - managed the renovation of the main Ballroom and Conference areas.

**April 1998 – December 2002**  
**Barr & Barr, Inc, Middlebury, VT**

Project Manager/Superintendent, responsible for estimating, bidding, and management of construction projects, including

Middlebury College – Pressbox and Toilet Facilities,  
Middlebury College – All Weather Field  
Johnson State College – Senators South Dorm Renovation  
University of Vermont – Residential Life Fire Protection

**July 1996 – March 1998**  
**Forcier Aldrich & Associates, Essex Junction, VT**

Civil Engineer Responsible for Project Management and Resident Engineering

Fletcher Allen Healthcare – New Fiber Optic Infrastructure  
Fletcher Allen Healthcare - Computer Facility Upgrade  
Town of Johnson, VT - New Water Storage and Distribution  
Town of Johnson, VT - Sewer Collection Upgrade, Water Main Upgrade  
and Flood Damage Repairs.

**November 1992 – July 1996**  
**Griffin International, Williston, VT**  
Project Manager, Environmental Site Assessments and Remediation

**June 1989 – November 1992**  
**Vest Construction, Waterbury, VT**  
Project Manager for Commercial Construction Projects

**May 1985 – June 1989**  
**Pizzagalli Construction Company, S. Burlington, VT**  
Project Engineer, Field Engineer, Estimator

**EDUCATION:** B.S. Civil and Environmental Engineering, Clarkson University, Potsdam, NY  
**Registered Professional Engineer,** State of Vermont

### **PERSONAL EXPERIENCE**

**2000 – PRESENT**  
**Sole Proprietor and Manager for Civil Property Investments, LLC, Waterbury Center, VT**  
My company purchases, develops, builds, renovates, rents and sells residential properties. I have owned over 20 properties since 2000, and currently own 4 rental properties.