

**Minutes of the Waterbury Select Board**  
**Monday, September 1, 2025 | 7:00 p.m.**  
**28 N. Main Street and via Zoom**

**Attendance:** Kane Sweeney, Alyssa Johnson, Mike Bard, Tori Taravella, Roger Clapp, Tom Leitz, Cheryl Casey

**Public attendance:** ORCA Media, Sandy Sabin, Chris Viens, Bill Shepeluk, Joe Camaratta, Evan Karl Hoffman, Peter Martell, Justin Lapierre, Gary Dillon, Kerry Macmillan

**Zoom attendance:** ORCA Media, Lisa Scagliotti, Wayne Quillin, Krister Adams, David's phone, Mike Griffith

CALL TO ORDER by A. Johnson, 7:00 p.m.

**Agendas**

**Meeting agenda**

**Motion by K. Sweeney to approve the meeting agenda as presented; seconded by R. Clapp.**  
No further discussion; **motion passed unanimously.**

**Consent agenda, incl. minutes of [Aug. 18, 2025](#)**

**Motion by K. Sweeney to approve the consent agenda as presented; seconded by M. Bard.**  
No further discussion; **motion passed 4-0 with 1 (T. Taravella) abstaining.**

**Public Comment**

B. Shepeluk commended the selectboard for meeting on a holiday, but also said it is a shame that the board was meeting this evening. It might be convenient for selectboard members but is very inconvenient for members of the public who would like to have a holiday.

J. Lapierre brought several items to the selectboard's attention:

- The light post in front of Stone's Throw Pizza is a magnet for accidents, in part because its base is in the street.
- A local business on Stowe St. held an event on Aug. 29 until after 1:00 a.m., and the music noise, especially the bass, along with people coming and going reverberated through the nearby buildings.
- He left some documentation and a USB drive with video for the selectboard's review.

Selectboard members made note of needing a noise ordinance for when they next review town ordinances.

**Seasonal traffic concerns in Waterbury Center**

T. Leitz reviewed feasible options:

- Consider a budget item next year in the range of \$30k for temporary speed bumps that can be placed in high-traffic areas to address speeding concerns. Our existing traffic ordinance gives the selectboard broad authority to conduct targeted enforcement.
- The Better Connections Committee is doing a walking tour to give the consultant a better understanding of traffic concerns.
- Not a lot of options addressing volume.

### **Discussion**

R. Clapp said in years past Cold Hollow Cider Mill has engaged a police officer to direct traffic in and out of their lot, where turning left can otherwise be impossible. He will follow up to inquire if that measure is being taken again this year. This may be a problem we have to live with to a certain extent.

T. Taravella said she would like to explore temporary speed bumps for next year.

K. Sweeney said a lot of the complaints on FPF this year are about Maple St. and the adjoining streets. Those traveling to and from Stowe, whether they stop at Cold Hollow or one of the other businesses, are likely going to be traveling those roads. A new complaint this year was about Perry Hill Rd. Kneeland Flats and Perry Hill are not main thoroughfares, which might mean we can limit those roads to local traffic.

M. Bard expressed agreement with K. Sweeney's remarks. Without major infrastructure change, he doesn't see anything to be done to mitigate the effects of high volume.

C. Viens expressed agreement with R. Clapp that since we are a tourist economy, we can't encourage people to visit and then complain about the effects.

B. Shepeluk added that the view from Kneeland Flats coming down from Perry Hill is one of the best views of foliage, so we shouldn't try to prevent visitors from appreciating that view. He said he doesn't think the selectboard has the authority to post a road as local traffic only. A temporary traffic light at the intersection of Kneeland Flats and Guptil Rd is something that the selectboard has the authority to implement.

J. Camaratta said we should be clear about what problem we're trying to solve, and there are two problems at issue: (1) speed and (2) volume of traffic. People have a right to travel the public roads (volume), but once on those roads, they have the responsibility to obey the speed limits. Many houses on the roads in question are old and don't have large setbacks. A car losing control could mean it ends up in someone's house.

S. Sabin said a previous discussion explored putting down yellow lines and encouraged follow-up. She added that in her travels, she observed some towns using a different style of speed limit signs that really made the information stand out. Finally, one reason people take some of these roads is because Google Maps recommends the alternative route; if local users report traffic on those roads, Google Maps can be "tricked" into not recommending the route.

A. Johnson inquired how the members of the selectboard would like to proceed on this issue.

- K. Sweeney said the idea of a temporary traffic light at Guptil and Kneeland Flats is an attractive one to explore.
- T. Taravella repeated her support for temporary speed bumps.
- R. Clapp asked how easy it would be to put a temporary speed bump on Maple St. T. Leitz replied that if the selectboard approves it, he could locate or order one tomorrow.

**Motion by T. Taravella to either use a speed bump if one is found in storage or purchase one for use on Maple Street; seconded by K. Sweeney.**

**Friendly amendment accepted from M. Bard to state the preference is to use one from storage if it is found.**

No further discussion; **motion passed unanimously.**

Selectboard members asked T. Leitz to follow up on the feasibility of tracking speed in the area and the cost of a temporary traffic light.

### **Parking concerns at Blush Hill boat launch**

T. Leitz prefaced the conversation with an acknowledgement that this issue has been persistent and consistent. Residents are frustrated and the fire chief has a number of concerns. Perhaps we can do a little better in terms of the signage, but any suggestions for addressing this issue are welcome. A number of

#### **Discussion**

K. Adams said people are parking all over this fairly narrow dirt road, and it's a huge problem. A lot of folks who live down that way are scared about how emergency vehicles can't get through. It's also a residential area with people walking on the road all the time and speeding vehicles present a grave danger. He's seen state police there at absurd times when it's not busy at all.

G. Dillon said it is a huge issue, but it's not the only place. It's an ordinance problem. We have ordinances, but no one to enforce them. We can't change people's bad behavior unless we make them feel uncomfortable on account of enforcement. School traffic and waiting cars pose a similar problem.

Towing, not tickets, will change behavior.

- T. Taravella asked if a vehicle with a trailer can be towed. G. Dillon answered yes.
- K. Sweeney expressed agreement with G. Dillon's position and inquired who we would contract with for towing and where the vehicle impounded.
  - T. Leitz answered Bob's Sunoco Towing (Barre) and vehicles are brought to Bolton
- M. Bard recommended adding a tow warning to the parking signs as a start.
- T. Taravella noted that towing vehicles doesn't cost the Town anything; vehicle owners take on the cost.
- T. Leitz said maybe we need to bring the winter parking ban strategy to the Blush Hill parking problem.
- T. Taravella will examine the current parking ordinance to keep mitigation strategies in line with the ordinance.
- K. Sweeney added that any parking ordinance that can be enforced by towing should be immediately.
- A. Johnson noted that state police should be able to call in towing needs on the weekends when Public Works isn't open.

C. Viens said that towing people who come here to use the reservoir undercuts our goal of encouraging people to come to the reservoir.

M. Bard asked how we deal with the specific areas that aren't our town jurisdiction. T. Taravella suggested reaching out to Green Mountain Power to see if they would collaborate with us in enforcement.

### **CDBG-DR application updates**

T. Leitz summarized that one of the three applications will be submitted in concert with the Central Vermont Regional Planning Commission, and they will serve as the lead. The other two are for Woody Avenue and Randall Meadow.

- The state has encouraged applicants to hire a grant writer, and there are 5 proposals in hand with a couple more possibly coming in the morning. The applications can be completed without a consultant, but they likely won't be the same quality. The state seems enthusiastic about both projects.
- The budget will go over for professional services if we hire a consultant, and he is seeking selectboard approval for this to happen. He expects the year's local option tax revenue to put us in a surplus position.

**Motion by M. Bard to approve \$20k for grant writers to complete and submit the two CDBG\_DR grant applications; seconded by K. Sweeney.**

### **Discussion**

K. Sweeney sought clarification that having money authorized makes us more competitive in the applicant pool. T. Leitz confirmed that is the case.

No further discussion; **motion passed unanimously.**

### **Stanley Wasson development – RFQ updates**

T. Leitz said he received questions from one developer that had more to do with logistics; all questions will be added as FAQs to the website for other developers.

- He also met with K. Macmillan at her property to gain a greater understanding of the nature of that neighborhood and residents' concerns.
- There are potential financing programs that broadly fund public improvement projects that could give us access to public funds. For example, the CHIP program could be important to this project but the state hasn't yet published the program rules.

### **Discussion**

K. Sweeney asked how many developers have expressed interest. T. Leitz said we don't know yet as the deadline is the end of September.

P. Martell said he and his family live directly next to the Stanley Wasson parcel. He expressed fear that high-density development will simply displace floodwaters that do affect that area. He requested a fully hydrology study be completed before moving forward with a developer.

K. Macmillan said her property also abuts the Stanley Wasson parcel. She expressed her regrets that there was no public outreach to give the neighborhood adequate notice that this forum was available to them to give their feedback. She read a statement **[incl. here]** that requested the selectboard and town manager take specific steps to ensure the property does not undercut town goals to pursue safe, affordable, and resilient housing.

W. Quillin asked for clarification about which funding the project is not eligible for.

- T. Leitz said from the State's perspective, the project wasn't a strong applicant for funding specific to low income and senior housing.

A. Johnson summarized the discussion so far and asked the selectboard for feedback on next steps, noting that more opportunities for public input will be available.

- K. Sweeney said he has no problem making the proposals available to the public.
- M. Bard said there are ways to build in floodways that will minimize the risks present for a specific location. He would like to see the creative ideas that make the development safe for the whole neighborhood.
- T. Leitz said that what resonated with him when talking with K. Macmillan is that with all the new tax revenue, our standard can likely be higher than a baseline of not making things worse for anyone.
- K. Sweeney added that the Randall Meadow project should be pursued with or without grants; with that site managed effectively, the risks posed to the Stanley Wasson site, whatever is done with it, should be reduced. He asked if we should speed up the timeline on the Randall Meadow project in anticipation of development on Stanley Wasson. T. Leitz said we should have information in 4-5 months about the CDBG-DR grant to make such decisions.
- R. Clapp admitted the selectboard members, including himself, should do a better job of communicating with the public about this project. They should take a close look at K. Macmillan's recommendations in her statement in order to have a more thorough discussion.

K. Macmillan said that flooding isn't the only issue the neighborhood has, but it's the most important issue. A lot of the neighbors have major concerns about infrastructure and the backup of sewage. Storm drains overflow. They are also concerned about traffic, parking, and a police presence.

The selectboard members agreed to dedicate the October 6 meeting to this topic and established a communication plan to inform the public. The RFQs will also be made public, with necessary redactions, for general review.

### **Randall Meadow updates – incl. National Parks Service visit**

T. Leitz summarized the kickoff meeting with NPS.

- The focus of their project is on visioning future uses for the site.
- The next question is how to involve the public in that visioning process.

M. Bard also attended the meeting and agreed that the public needs to be invested in what is going to happen to that site, especially if the project has to move forward without grant money.

R. Clapp attended the meeting and added that Waterbury is one of five communities they are visiting along the Winooski watershed.

## **Discussion**

Further discussion clarified that the NPS project addresses what the meadow looks like after the flood mitigation work is done, which isn't yet a topic that has engaged the public at length.

## **Potential Woody Avenue development – updates**

T. Leitz said they now have the information necessary to design the building and cost out the actual project. The building is full of junk and things need to be put on the curb and/or carted away in dumpsters. The CDBG-DR grant funds would be used for public improvements on the site.

## **Discussion**

C. Viens asked what the soil samples showed.

- T. Leitz responded the sample showed 15 feet of clay.

J. Camaratta asked for clarification that the Woody Avenue project would be for senior or low income housing.

- T. Leitz said that informal conversations indicated a lot of interest in senior housing on that site, and developing according to HUD guidelines in general is simpler than developing according to HUD guidelines in a flood plain, which is why the Stanley Wasson project doesn't elevate the requirement for low income or senior housing.

K. Sweeney asked if the property in Waterbury Center has been considered further.

- T. Leitz said he would like to get through the Better Connections study before taking up options for that site.

## **Selectboard and Municipal Manager informational updates**

A. Johnson:

- She and R. Clapp attended a meeting with the Planning Commission about the town plan. The commission is compiling and synthesizing input to articulate aspirations, goals, and strategies for the various chapters. It was a productive discussion for working out the aspirations, goals, and strategies across related departments in real time.
  - R. Clapp noted that Revitalizing Waterbury is taking on a larger role in community vitality and economic development initiatives. They are getting further input from various parts of the business community.

T. Leitz:

- Should have draft numbers for the new recreation building by the September 15 meeting.
- 36 Union and 40 Union have been approved for FEMA buyout.
- Some challenges in paving Bidwell Lane, including having to take out all of the road instead of just the top 1.5 inches as planned because it was all dirt at that point.
- Regarding FPF chatter about the trails at the waterworks. That is EFUD land and they are taking up the conversation at their next meeting.

R. Clapp:

- Waterbury, Duxbury, and Moretown Planning Commissions and Planning Directors will meet on September 30 at 6:30 p.m. to discuss expanding Waterbury sewer lines.

## **Review next meeting agenda**

Building numbers for recreation

Stanley Wasson – continue updates and input

Event permit application review  
Parking and traffic enforcement updates  
Data on history of Town Meeting attendance and presentation by Susan Clark

Parking lot – Ordinance review

#### EXECUTIVE SESSION

**Motion by K. Sweeney to find that premature public knowledge of labor negotiations would place the Town of Waterbury at a substantial disadvantage; seconded by T. Taravella.**

No further discussion; **motion passed unanimously.**

**Motion by K. Sweeney to enter executive session and invite the Town Manager; seconded by T. Taravella.**

No further discussion; **motion passed unanimously.**

Selectboard entered executive session at 9:06 p.m.

#### ADJOURNMENT

*Minutes respectfully submitted by Cheryl Casey.*