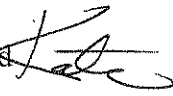


State of Vermont  
Department of Forests, Parks and Recreation  
103 South Main Street, 10 South  
Waterbury, VT 05671-0601  
www.vtfpr.org

Agency of Natural Resources

[tdd] 800-253-0191

## MEMORANDUM

**To:** Sarah London  
**From:** Kate Willard   
**Date:** April 3, 2013  
**RE:** Governor's Approval for Accepting a Property Donation:  
28 acres in the Towns of Dorset and Rupert

---

This acquisition comes via a donation from Frederick and Sandra Stone. Included with the Governor's approval memo are maps of the property and surrounding area and minutes from the Town of Dorset Selectboard meeting held on February 19, 2013 and the Town of Rupert Selectboard meeting held on February 26, 2013 showing support for the acquisition.

If you have any questions regarding this acquisition, please contact me at 583-7510 or at [kate.willard@state.vt.us](mailto:kate.willard@state.vt.us), thank you.

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[tdd] 800-253-0191

## MEMORANDUM

**TO:** Peter Shumlin, Governor

**THROUGH:** Deborah L. Markowitz, Secretary, Agency of Natural Resources

**FROM:** Michael C. Snyder, Commissioner, Department of Forests, Parks & Recreation

**DATE:** April 3, 2013

**SUBJECT:** Approval for Acquisition of the 28 acre Stone Property, Dorset and Rupert

Your approval is requested pursuant to Title 10, Chapter 83, Section 2606(a), VSA, for the acceptance of the acquisition referenced above. This acquisition was reviewed and recommended for acquisition by the Agency of Natural Resources Land Acquisition Review Committee on 3/12/2009 and subsequently approved by the Secretary on 6/29/2009.

### Description

This parcel is being offered as a donation from Frederick and Sandra Stone. Located adjacent to Rupert State Forest, acquisition will help secure access for timber management on the south block of the forest which currently does not have access from either a public road or a legal right of way. Temporary access is negotiated from several landowners for use of a privately owned road whenever there are timber harvesting or other management activities on the state forest. Adding the Stone parcel to Rupert State Forest will not completely solve the access problem but it will improve the situation with the hope that complete access can be obtained in the future. The property is currently stocked with a productive northern hardwood forest.

### Ownership and Management

The property will be owned and managed by the State of Vermont, Department of Forests, Parks and Recreation as part of Rupert State Forest. Specific uses of the property will be determined through the long range management planning process. In the interim, the property will be available for dispersed pedestrian access.

### Budget and Funding

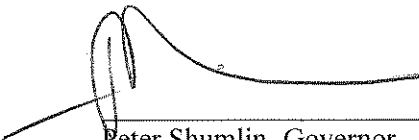
The property will come to the State of Vermont as a donation from the owner. There will be no associated closing costs. A closing is anticipated during the month of April, 2013.

## APPROVAL FOR LAND ACQUISITION

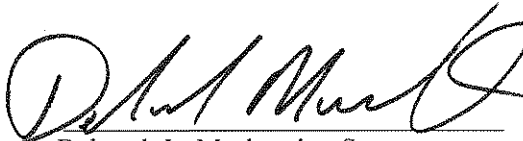
We, the undersigned, hereby approve the acquisition by the State of Vermont, Agency of Natural Resources, Department of Forests, Parks and Recreation, of a 28 acre property, located in the Towns of Dorset and Rupert, from Frederick and Sandra Stone.

This approval is pursuant to Title 10, Chapter 83, ss 2606 (a) VSA for acceptance of the land acquisition referenced above.

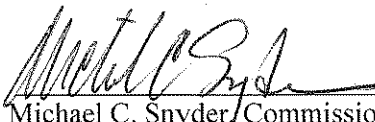
4/12/13  
Date

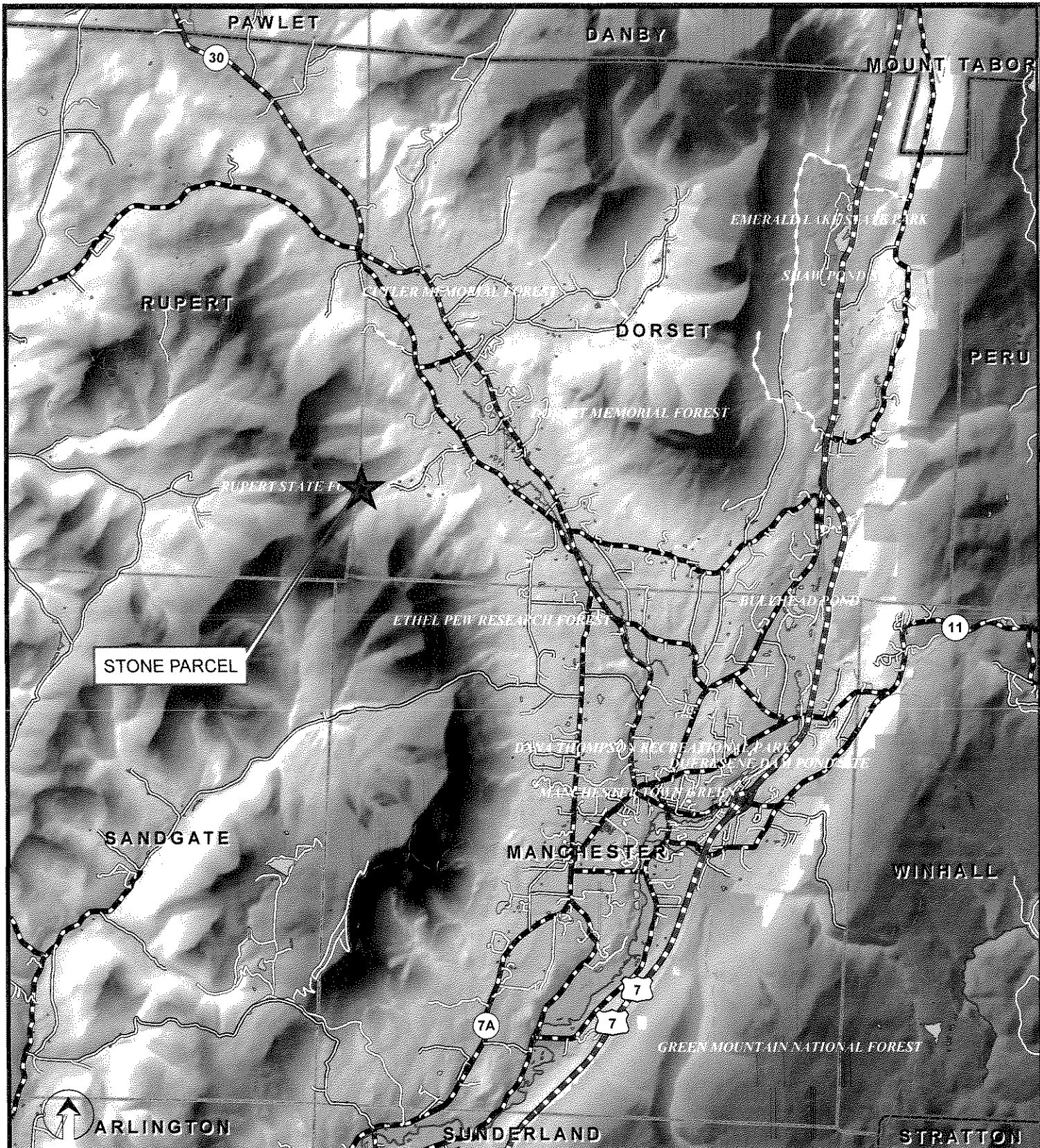
  
Peter Shumlin, Governor  
State of Vermont

4-9-13  
Date

  
Deborah L. Markowitz, Secretary  
Agency of Natural Resources

4/5/13  
Date

  
Michael C. Snyder, Commissioner  
Dept. of Forests, Parks and Recreation



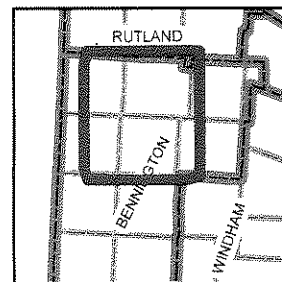
- VT Town Boundaries
- Conserved Lands**
- Local Government
  - Federal Lands
  - Other State Lands
  - VT ANR - General
  - State 'Natural Area' Designation
  - VT Dept. of Fish and Wildlife
  - VT Dept. of Forest Parks and Recreation - General
  - VT State Park
  - VT State Forest
  - VT Dept. of Environmental Conservation
  - Private Organization

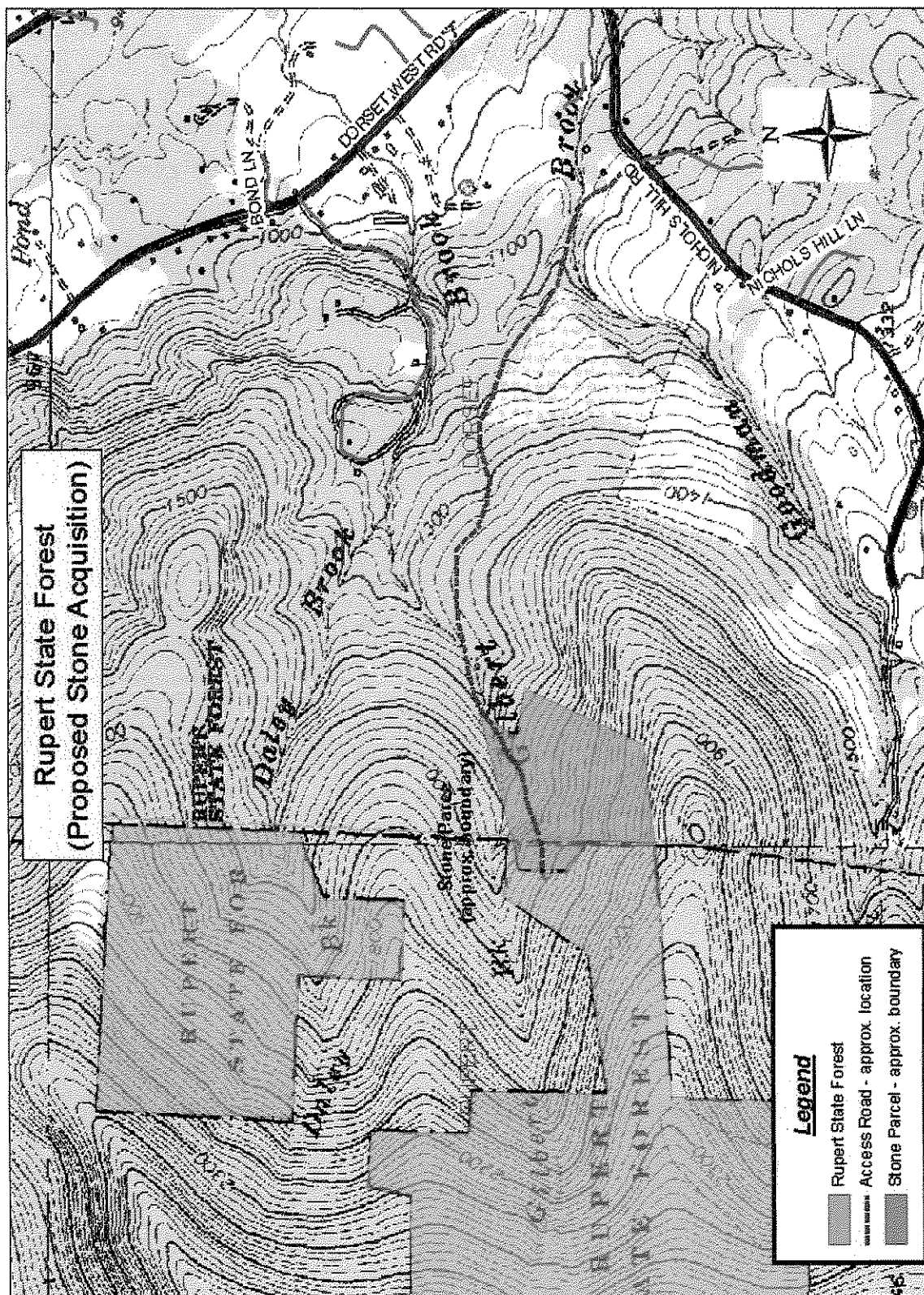
## GENERAL LOCATION MAP

### STONE PARCEL

### RUPERT/DORSET, VT

This map is for illustrative purposes only and based on sources of data from Vermont ANR and VCGI, Inc.







# **Regular Meeting of the Dorset Select Board**

## **February 19, 2013 ~ Minutes**

Present: Chris Brooks (Chairman), Marge Freed, Mike Connors, Michael Oltedal, Steve Jone

Absent:

Also, present: Marilyn Kinney (Administrative Assistant/Bookkeeper), Jim Salsgiver (Dorset Energy Committee), Ellen Maloney (Dorset Energy Committee), Jim Hand (Dorset Energy Committee), Bob Escher (Design Review Board), Lindy Bowden, Dave Wilson

C. Brooks, Chairman, called the meeting to order at 7:00 p.m.

### **Approve Minutes of December 18, 2012 & January 15, 2013**

M. Connors moved and S. Jones seconded to approve the December 18, 2012 minutes as presented. Motion carried 5-0.

M. Connors moved and M. Oltedal seconded to approve the January 15, 2013 minutes as presented. Motion carried 5-0.

M. Connors moved and M. Oltedal seconded to approve the December 17, 2012 minutes as presented. Motion carried 5-0.

### **Public Comment**

D. Wilson inquired about the foliage screening issue at the Transtar Ltd. location and C. Brooks responded that he would like R. Gaiotti to be present to explain what he has learned. The discussion will be delayed until the next meeting.

D. Pinsonault stated that at the last Planning Commission meeting he had asked about a status update on a property in East Dorset which he has done for the last twelve months. He was told again that there was no update and did not like the additional response he received. D. Pinsonault also mentioned that he is concerned that a number of businesses have not gone through the permitting process and this is a time sensitive issue. He noted that T. Yandow has done a lot of good work, but is worried that these issues are not being addressed which may be due to lack of time. C. Brooks said that he would talk to R. Gaiotti about this situation.

### **Public Hearing: Zoning Fee Alterations**

The Public Hearing was opened at 7:10 p.m. by C. Brooks who stated that the Board would hear testimony on the zoning fee schedule adjustment changes. C. Brooks read the Public Notice document outlining the proposed changes.

M. Connors asked if these changes covered the previous discussion had about mobile homes and C. Brooks answered this was not being addressed tonight. S. Jones wanted to know if the sign permit

was for new signs only or was a fee charged for repair/maintenance of existing signs too. C. Brooks stated that he believed it was for new signs only, but clarification can be requested.

M. Connors moved and M. Oltedal seconded to close the Public Hearing at 7:15 p.m. Motion carried 5-0.

S. Jones moved and M. Oltedal seconded to approve the Zoning Fee Schedule Adjustment as presented which included:

- Agricultural or Residential Construction \$175 minimum fee plus \$0.05/sq. ft.
- Amendments \$175 minimum fee plus \$0.05/sq. ft.
- Access Permit \$35 fee
- Sign Permit \$25 fee
- Residential Building Energy Standards Site Visits \$25 fee per visit (RBES)

Motion carried 5-0.

#### **Town Meeting Preparation**

The 2012/2013 talking points prepared by R. Gaiotti were reviewed and C. Brooks suggested that if anyone has questions to email R. Gaiotti. M. Freed and C. Brooks will meet the morning of March 4<sup>th</sup> to review for Town Meeting.

#### **Design Review Board Appointment**

M. Oltedal moved and S. Jones seconded to appoint Lindy Bowden to the Design Review Board. Motion carried 5-0.

#### **Finance Report**

M. Kinney reported that the Town was approximately 63% through the year and answered C. Brooks question if this was higher or lower by saying they were on target. A question arose about the Regional Planning category being over budget and R. Gaiotti is to look into this. M. Freed asked about the Tax Mapping line item and M. Kinney explained that the tax maps have not been updated since 2007 and previous monies have not been spent for five years. M. Freed inquired about health care projections and M. Kinney noted that this was not ready yet and figures may be out in late March.

#### **Manager's Report**

The Manager's report was read by C. Brooks. It was requested that a timeline document for the Planning Commission Build-Out Study be available to pass out at the Town Meeting.

J. Salsgiver reported that the Dorset School now has a new building access policy in place with all doors locked and a video surveillance system at the front door. All visitors are required to be buzzed in and get a visitors pass if they are not part of the school staff. C. Brooks asked if the school considered the Town's fair share of the costs. M. Oltedal wanted to meet with J. Salsgiver regarding security and C. Brooks asked about having a designated location/office for a State Trooper at the school.

C. Brooks asked that R. Gaiotti look into whether Verizon Wireless, as the second locator on the AT & T cell tower, is required to do an impact study.

**Approve Payroll and Accounts Payable for the Weeks of 2/12/13 & 2/19/13**

It was the consensus of the SB to approve the Payroll and Accounts Payable for the weeks of 2/12/13 and 2/19/13 as presented.

**Other Business**

- It was the consensus of the Select Board to support the acquisition of 24.5 acres from Fred and Sandra Stone (near Nichols Hill Road) by the State of Vermont Department of Forests, Parks and Recreation.
- The Town Reports will be available at the Dorset Library, H. N. Williams Store, Jiffy Mart, Town Offices and the Dorset School.
- C. Brooks requested that R. Gaiotti publicize that the boil water restrictions in Dorset have been lifted.

M. Freed moved and M. Oltedal seconded to adjourn as the Select Board and convene as the Liquor Board at 7:45 p.m. Motion carried 5-0.

S. Jones moved and M. Oltedal seconded to approve the following liquor licenses as presented: Barrows House, Church Street Hospitality, Inc. (Dorset Inn) - 2, Coco Mart, Inc. (Jiffy Mart), H. N. Williams Store, Dorset Field Club, Inc., PMS Food & Wine (Dorset Store), and Haskins Gas Service, Inc. The Chantecleer Restaurant and Mio Bistro applications were signed by two Select Board members and require a third signature after the application is completed properly. Motion carried 5-0.

M. Oltedal moved and M. Connors seconded to adjourn as the Liquor Board and reconvene as the Select Board at 7:55 p.m. Motion carried 5-0.

M. Freed moved and M. Oltedal seconded to adjourn the meeting at 8:00 p.m. Motion carried 5-0.

Respectfully submitted,  
Nancy Aversano

Town of Dorset ~ Select Board			
Date <u>2/17/13</u>			
Regular Meeting <input checked="" type="checkbox"/>			
Special Meeting <input type="checkbox"/>			
(Please Print) Name	Address	Representing	Testifying (Yes or No)
Jim Salsgiver	243 Nichols Hill Dorset	DBF	Y
Ellen J. Jeleny	117 Nichols Hill	DBF	?
Jim Hand	1701 Morse Hill	DBF	?
Bartech	Dorset VT	DRB	Yes
Lindy Borden	3092 Rt. 30 Dorset	DRB	Yes
Dorset	Rt 30	Seaf	Yes



# APPROVED

## SELECTBOARD MINUTES FEBRUARY 26, 2013

MEMBERS PRESENT: Philip E. Mazzucco, Thomas Wilson, Mark Lourie, Linda Montague and Edward Lewis.  
OTHERS PRESENT: Andrea Lenhardt, Susan Hunsdon, Melvin Adelman, Susan Nichols, David Nichols, Mary Beth Sweetland and Donald S. Lewis.

Meeting called to order at 6:31 PM.

### TOWN CLERK'S REPORT:

1. Preparing for Town Meeting Day. Please contact the Clerk if anyone needs an absentee ballot.

### TREASURER'S REPORT:

1. Delinquent tax list, (\$123,146.09 principal) given to First Constable, Erwin Tobin on February 25th.
2. Among the orders to be signed was the Rupert school payment of about \$234,000.

### COMMUNICATIONS:

1. Nothing new to report on the negotiations to acquire the land parcel from the Fisher Estate for the new Town Garage. It was the consensus of the Board to ask Licensed Real Estate Appraiser, Peter Trifari of Dorset if he would appraise the intended site for the Town.
2. Pam Van Duersen from Vermont League of Cities and Towns was here recently doing the annual payroll audit for the Town.
3. The State Appraiser was here last week for the McAleenan property appeal hearing.

### OLD BUSINESS:

1. Highway Report:
  - a. Some snow since last meeting, and been cutting brush between storms.
  - b. Ford 550 went in for repairs, and green truck's "check engine light" came on.
  - c. Pay loader transmission control unit might be having problems; can only go into first gear. Might want to look into getting a new pay loader for next year.
  - d. Ran out of salt recently, and had to get more.
2. Discussion of the recent complaint of barking dogs on Kent Hollow Road, with the conclusion that the complaining party felt that the situation had improved over the last two weeks.

### NEW BUSINESS:

1. Department of Forests and Parks contacted the Board about their decision to accept a gift of three acres, donated by Fred and Sandra Stone, adjacent to the Rupert State Forest. Board's approval is needed before accepting the donation. The parcel currently generates \$7.68 in taxes, and by merging with the Rupert State Forest, it will increase to \$27.70 as a payment in lieu of taxes, or PILT. It was the consensus of the Board to approve the land donation.
2. Phil, Tom and Ed reported on their attendance at the Morton Buildings open house at their facility in Castleton. All three agreed that a Morton metal building will meet the Town's needs for a new garage.
3. Orders were signed by the Board.

Motion made by Tom, seconded by Phil to adjourn. Motion carried. Meeting adjourned at 8:16 PM.

Respectfully submitted,  
Linda Montague  
Selectboard Clerk