

## TOWN OF FAIR HAVEN, VERMONT

Selectboard, Water & Sewer Commissioners, Liquor commissioners, Cemetery Commissioners

**REGULAR Meeting -- Tuesday, February 3, 2026 -- 7:00 P.M.**

**Zoom Meeting Link:** <http://us02web.zoom.us/j/85646551688>

**Phone: 1 929 2005 6099 | Meeting ID: 8564 655 1688**

### UNAPPROVED MINUTES

**Members Present:** Chadd Viger, Glen Traverse, Rich Greenough, Keith Hier, Sam Lucci

**Others Present:** Town Manager Joe Gunter, Recording Secretary Claire Stanley, PegTV, Simon Snow, Johnathan J. Billewicz, Lillian E Billewicz, Rose Anne VanLew.

**Call to Order:** Chairman Traverse called the meeting to order at 7:00 p.m. and led the assembly in reciting the pledge of Allegiance to the Flag.

**Amendments to the Agenda:** None

**Approval of Minutes:** Mr. Greenough **made a motion** to approve the minutes of the January 20, 2026 meeting; seconded by Mr. Hier and passed with Mr. Viger abstaining.

**Department Head Reports:** Manager Gunter reported:

#### **Police**

- \* 4 arrests (7 yr. to date)
- \* 63 Traffic/municipal violations (167 yr. to date)
- \* 25 Written warnings (57 yr. to date)
- \* 2 Parking violations (7 yr. to date)
- \* 5 Car crashes (7 yr. to date)
- \* 12 sets of fingerprints (21 yr. to date)
- \* 216 Calls for service (474 yr. to date)

#### **Town Manager Report & Communication:**

- \* Rec Director Erika Notte has a Food Truck for Concerts in the Park so no volunteers will be needed for a concession; 10% of the Food Truck revenue will go to the Town.
- \* Reappraisal has started; the company is working well with the listers.
- \* Work Safe will do an inspection at the new garage on March 5th.
- \* A "Meet the Candidates" is scheduled for Saturday, February 21st at 2:00 pm. at the Fair Haven Free Library; Peg TV will be there to record the event.
- \* Have received the long-awaited \$1.34 million from the State.
- \* The attic insulation work has been going on the last two days; 15" of insulation is going down; the hole in the ceiling is repaired
- \* Thank you to the Fire Dept., Water Dept. for the work last week at a Whitehall fire and the West St. fire; the Police Dept. also helped and contacted the next of kin.

## OLD BUSINESS

## NEW BUSINESS

**Appointment to the Zoning Board of Adjustment (ZBA):** Mr. Viger **made a motion** to appoint Greg Park to the ZBA for a term ending march, 2027; seconded by Mr. Hier and passed.

**Housing (RFP) -- Review:** Manager Gunter prepared a draft Request for Proposals (RFP) for members' review and input asking engineers for three (3) design proposals looking for broad input. The proposals are for 24 acres of municipally owned land donated by Reed and Vanessa Hampton specifically for housing. The goal is for middle income and family housing; not section 8 (low income). It is hoped to get responses by March 13th to finish the process in time to take advantage of CHIP funding. Mr. Billewicz inquired, once this is built, who will maintain it. Mr. Greenough said at this time, we don't know anything or who is interested; this is the reason for the RFP; to find out what can be done. Discussion included that water and sewer are already there making the property attractive to developers; that the Town might contribute infrastructure to help grow the tax base; need to get ideas. Mr. Lucci said this is Town owned land; must put out RFP; the priority is to develop housing. Mr. Billewicz asked, shouldn't this go to the Town to vote? Mr. Greenough said, we don't have the tax base, it is either developed or stays as is. He asks folks to work together, don't spread rumors, if you don't know, find out before posting on Facebook; help us help you. Mr. Viger said he supports the RFP; it gives us 3 design proposals and numbers to help with decision making; it is the only way we can be more affordable. Mr. Greenough said this is a starting point, something to work with, look over what is submitted; go to public meetings. Mr. Lucci said there are too many State and Federal hoops for low-income housing funding; he is open to develop ideas beyond what is specified. Mr. Greenough **made a motion** to move forward with the RFP; seconded by Mr. Hier and passed unanimously.

**Two Minutes for Public Comment:** Ms. VanLew asks not to send the Housing RFP to Dubois and King. \* She said she will vote in favor of the 1% Option Tax; does not see anything else to grow the tax base.

**Parking Lot:** Mr. Lucci reported there is no **sidewalk ordinance** but there is a **policy** that specifies what business owners' requirements are for sidewalk snow removal

**Board Roundtable:** Mr. Lucci reported there is a Facebook post requesting candidates to post a brief summary of their goals. A "Meet the Candidates" is scheduled for Feb. 21st at Fair Haven Free Library.

Mr. Hier said he hears rumors about people upset with Board decisions. He said until you sit on this Board and see how difficult decisions are made, you have no idea. He asks that people do the homework before posting opinions. \* Mr. Hier researched and prepared a list of surrounding Towns that have the 1% Options Tax in place. It is very important for Fair Haven; that you are paying the 1% when shopping in many surrounding Towns.

Mr. Greenough agrees and asks that people spread the truth, not lies/rumors; get the facts; think about it before posting; help us help you.

Mr. Viger said the best way to be informed is by participation. He encourages people to participate in committees; committees are needed to help the Town; to run for office, attend meetings; participate, engage.

**Review of Financial Reports:** The **checkbook** status is \$502,493.25.

Mr. Viger **made a motion** to pay the Payroll warrant, \$38,922.75; seconded by Mr. Greenough and passed unanimously.

Mr. Viger **made a motion** to pay the Accounts Payable (General) warrant, \$141,785.33; seconded by Mr. Lucci. This amount includes MVP (health insurance), \$25,015.70; VLCT Pacif (insurance), \$58,435.08; Sam;s Fuel, \$11,616.71. The motion passed unanimously.

**Executive Session:** Mr. Viger **made a motion** to enter into Executive Session at 7:54 pm for Contract Negotiations 1 VSA 313 (a)(1); seconded by Mr. Greenough and passed.

The recording secretary was excused at this time

The Board came out of executive session at 8:53 pm

**Adjourn:** Mr Greenough motioned to adjourn; seconded by Mr. Viger.  
Meeting **adjourned** at 8:54pm

Respectfully submitted, Claire Stanley

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Board Clerk