

TOWN OF FAIR HAVEN, VERMONT

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

REGULAR Meeting -- Tuesday, February 17, 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: Glen Traverse, Rich Greenough, Keith Hier, Sam Lucci

Members Absent: Chadd Viger

Others Present: Town Manager Joe Gunter, Recording Secretary Claire Stanley, Peg TV, Ceil Hunt, Ann Finley, Paul Corbiey, Bob Richards, Cynthia Hutchin, Lauri Notarino

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.

Public Hearing – Historic Zoning Regulations: Mr. Bob Richards reported that this is additional rules and regulations for Downtown Designation, titled Step 3 that requires historic zoning meant to preserve downtown historic sites. Members have draft copies of the regulations. The downtown is roughly from St. Mary's to the bottom of the hill -- working to extend the area to the former Skyline building. They will also work to include buildings beyond that in the regulations. Ms. VanLew asked, what does that mean to building owners. Mr. Richards said that if changes/modifications are made, regulation provisions will have to be followed. Ex. if windows are to be replaced, must be as close to original as possible presenting a modification plan for approval. The regulations are a step toward available grant eligibility. The regulations also apply to homes. At Chairman Traverse inquiry, Mr. Richards said the regulations address building interiors very little. Ms. Finley said this is just a start. The Board is asked to approve the regulations; work will continue to a final version for approval and redirection. Chairman Traverse noted the Zoning Board did a good job putting this draft together and thanked them for the work.

The Public Hearing was **adjourned** at 7:00 p.m.

Amendments to the Agenda: Mr. Lucci **made a motion** to add "*Bond Documents Signing*" to New Business; seconded by Mr. Greenough and passed.

Approval of Minutes: Mr. Greenough **made a motion** to approve the minutes of the February 3, 2026, meeting; seconded by Mr. Hier and passed.

Department Head Reports: Manager Gunter reported:
Police

- * 5 Arrests (12 yr. to date)
- * 109 Traffic/Municipal violations (276 yr. to date)
- * 36 Written warnings (93 yr. to date)
- * 2 Car crashes (9 yr. to date)
- * 3 Overweight permits (3 yr. to date)
- * 11 sets of fingerprints (32 yr. to date)
- * 235 Calls for service (709 yr. to date)

Ptl. Rodney Breese begins his 8th year with the Department

Manager Gunter reported receiving a complimentary letter to the Dept. from a woman who thanked Chief Humphries and Officer Carvey for setting her back on the right course after being in a difficult place.

Town Manager Report & Communication: Manager Gunter reported:

- * There was a burst water pipe in the Police Dept; repaired and cleaned up, no damage
- * The insulation project is completed; paid by a grant; noticed the difference almost immediately.
- * The RFP for housing designs was sent to 16 contractors, to be back the 27th
- * Have applied for an AARP grant
- * Thanks to Eileen for getting the Town Report out on time.
- * Meet the Candidates is scheduled for February 21, 2:00 at the Library
- * The leak at the Water facility was inspected; the estimate for repair is \$500,000
- * Police and Fire Dept trainings have taken place upstairs in Municipal Building that have included other Towns.

OLD BUSINESS

NEW BUSINESS

Approval of the State Road and Bridge Standards: Mr. Greenough **made a motion** to approve the State Road and Bridge Standards; seconded by Mr. Hier. This is required for State aid highway funding. The motion carried. Members signed the document.

Annual Highway Mileage Certification: Mr. Hier **made a motion** to approve the Highway Mileage Certification; seconded by Mr. Lucci. There are no changes; 36.355 miles. This informs the State how much money is sent to the Town for State Aid to highways. The motion carried. Members signed the document.

Town Meeting Discussion with Ceil Hunt: The Board invited Town Moderator Ms. Hunt to talk about Town Meeting Day expectations. Ms. Hunt reported that she is not running for the position again, this is the last meeting she will moderate; that she has done it for many years taking on the position upon the death of Mr. Peter Neary. She noted that the moderator tries to keep the meeting civil; that it is called Town Meeting but is actually a budget meeting. The

articles are read from the warning for discussion. Mr. Greenough asked what are the rules for discussion. Ms. Hunt said Roberts Rules are used; expect the options tax will be discussed at length; questions are always addressed to the moderator. Manager Gunter noted there will be 2 handouts -- information sheet about the Options Tax; and a graph sheet Where the Money Goes. He inquired if the last item on the warning , Any other business. . . could be an informal conversation. Ms. Hunt said as long is it is germane to the warning. Mr. Greenough said that he believes people do not understand that appropriations are not part of the Town's operating budget but add to the tax bills. Ms. Hunt said social agencies have a difficult time with current funding cuts. Ex. the library had to increase their budget to meet minimum wage; they have applied for a HUD grant. The Pre-Town Meeting attracts a small crowd; it is felt that most voters are not reached with appropriations information. Town Meeting is March 2, 2026, 7:00 at Fair Haven Grade School. The Board thanked Ms. Hunt for her time and expertise.

Bond Document Signing: Mr. Lucci **made a motion** to sign the General Bond Obligation document; seconded by Mr. Greenough and passed. Members signed the document.

Mr. Hier **made a motion** to sign the Resolution and Certification document; seconded by Mr. Lucci and passed. Members signed the document.

Mr. Lucci **made a motion** to authorize the Chair to sign the Loan Agreement; seconded by Mr. Greenough. Manger Gunter noted that the Town took possession of the former National Guard building with a bank loan. This loan is to pay off the bank loan. The motion carried. Chairman Traverse signed the document.

Two Minutes for Public Comment: Ms. Cynthia Hutchin asks that the Board update/modernize/modify the ordinance to allow wire enclosures for chickens, now requiring one acre lots citing that there are existing examples of chickens on less than one acre. Chairman Traverse said, this matter would have to be warned for discussion at a meeting. Ms. Hiutchin lives on South Main St.

Ms. Finley reported that she slipped on the ice when getting out of her truck parked on the east side of the park across from Cloud Nine, no sand or salt. Can better care be taken.

Ms. Lauri Notarino asked how to communicate a dangerous, icy spot if/when found. Manager Gunter said to call him.

Ms. VanLew acknowledged and thanked Dept. of Public Works for working to keep fire hydrants clear of snow. Is there a map of hydrant locations for folks to do that work (adopt a hydrant). Mr. Greenough noted that some folks do dig out hydrants near their home.

Parking Lot: No discussion

Board Roundtable: Mr. Lucci said he has strong feelings on both sides of the chickens kept on less than an acre. He suggested that Ms. Hutchin get a petition for the next warning to get a feeling of what the Town supports. He said he appreciates it when someone brings well

thought out ideas to the Board. Ms. Hutchins said there are already people keeping chickens on less than acre lots. Manager Gunter said the Town is not the chicken patrol, but addresses the matter if/when there are complaints.

Mr. Hier asked, what is the ordinance -- set backs; how many chickens, etc. * He thanked Manager Gunter and the DPW people that helped with a frozen, broken water meter. He appreciates the help.

Review of Financial Reports: The **checkbook** status is \$1,283,084.93.

Mr. Greenough **made a motion** to pay the Payroll warrant, \$39,868.49; seconded by Mr. Lucci and passed.

Mr. Greenough **made a motion** to pay the Accounts Payable (General) warrant, \$157,459.69; seconded by Mr. Hier. This amount includes A-1 Sewer, \$15,361.00; Durable Home Products (insulation), \$19,130.00; RHR Smith (auditor), \$19,672.50; Community Bank (last pmt. On 2 vehicle loans), \$22,242.50. The motion carried.

Executive Session: Mr. Hier **made a motion** to enter into Executive Session at 7:51 p.m. to discuss real estate contract & employee review 1 VSA 313 (a)(1); seconded by Mr. Lucci and passed.

Adjourn: The Board came out of executive session at 9:19pm
Mr. Greenough motioned to adjourn, Mr. Hier seconded.
Meeting **adjourned** at 9:20pm.

Respectfully submitted, Claire Stanley

Chadd Viger, Board Clerk