

November Select Board Meeting Notes  
Monday, November 3, 2025, 6pm

Board Members in Attendance: Harry, Nancy, Nate

Attendees: 16

Via Zoom: 2

**Any Items to Add to the Agenda:** Rick from the Transfer Station asked to add “disgruntled Town Employee” to the agenda and Sharon from the Senior Center asked to add both Senior Center and Riverside Rescue updates.

**Approve October Meeting Minutes:** Board member Nancy made a motion to approve the October Board meeting notes; Board member Nate seconded the motion and it passed unanimously.

**Listers Errors & Omissions:** Lister Linda presented the property tax Errors & Omissions Report for 2025, which included 4 properties. Board members reviewed and approved the Errors & Omissions report.

**Coe & Coe Community Room ADA Presentation:** Clerk Gary introduced James Coe from Coe & Coe, the architectural firm working on the ADA access designs for the Community Room. James presented 4 options for review. After discussion and questions, attendees showed a definite preference for option 4, which would reconfigure the entrance to the Town Office building, provide a hallway through the center of the building that would lead into a lobby area with a mechanical platform lift. Coe and Coe will do a deeper dive into that design option and provided a more detailed schematic. Visuals of all 4 designs are available in the Town Clerk’s office.

**Town-Owned Property Committee Appointments:** Clerk Gary confirmed that Auditor Luke, Lister Linda and Transfer Station Rick had expressed interest in remaining on the Town-Owned Property Committee. Board member Nate made a motion to have Rick, Luke and Linda appointed as the Town-Owned Property Committee. Board member Nancy seconded the motion and it passed unanimously.

**Planning Committee:** Clerk Gary reported that only one person, Planning Committee member Tina, expressed interest in joining the Housing subcommittee under consideration. As a result, the Planning Committee suggested, and the Board agreed, that the topic of housing should continue to be part of the Planning Committee’s charge and no Housing subcommittee would be formed. The Planning Committee will continue to look at options for viable housing in the community and how best to bring that about. Road Guy Gregg noted that we will need a property to deposit debris, brush and road materials from Highway projects. We will continue to evaluate areas for this to happen.

**Act 181:** Planning Committee member Tina presented a new map the Town was given as it relates to Act 181...an Act designed to rework Act 250. This map will be available in the Clerk's office, along with explanatory handouts, and residents may view the map and make recommendations for changes until November 21st. Tina noted that Act 181 doesn't affect us as much as other communities because we have no zoning. A significant part of Act 181 allows us to expand our Village Center Designation in both Lunenburg and Gilman. Residents were reminded that this is a top-level map and not meant to address specific properties within category designations. Residents should know this mapping has no impact on the issue of zoning in the community. Those with questions should reach out to the Planning Committee at [lunenburgtownplan@gmail.com](mailto:lunenburgtownplan@gmail.com) or contact Clerk Gary. We do expect that Gilman's Village Center Designation will be expanded to include Multitude Takeaway. Businesses within the Center Designation who make modifications to their property may be eligible for tax credits.

Debbie reported that Fox Chapel received \$23k in tax credits which is a result in the Village Center designation.

**Riverside Rescue:** Sharon is working with area Towns on appropriations for 2026. Sharon shared request for Riverside and the Town for 2026. To date, Riverside has taken in 2 stray cats, 2 surrendered, 1 pick up. 2 stray dogs that have come in, both reclaimed. One then surrendered back to Riverside. Found him another home. 10 dogs surrendered from the community. 8 of those have been adopted. 1 is in foster care and one is still at Riverside. 2 dogs euthanized this year...one for aggression and one at owner request. Hoping by the end of 2026 Riverside should reach its goal of raising \$900k for a wellness center attached to the center. Riverside is asking all surrounding communities to provide support to reach the goal. Riverside will be the holder of Town strays. If a person reclaims their pet before the daily fee kicks in, the pick-up fee would be \$25. Lack of vets means Riverside has to transport dogs to the vet's office for rabies, currently. Riverside doesn't have the capacity to do that. Notice would go to Town Clerk and Animal Control Officer if a dog comes to Riverside without rabies vaccine and there would be a 10-day window to rectify the problem.

**Senior Center:** Sharon reported that the Center would be sking for same appropriate for 2026....\$10k. Center is looking at multiple ways to stay ahead of existing conditions. Food insecurity in the community is significant. The center experienced more people seeking food assistance last week than previously. The center will work with those in need. If you need assistance, contact the Senior Center. Sid's Pantry in Concord is a good alternative option. Center now offers a Friday community meal vs. meals every day of the week. This is proving to be a more successful model. Meals on Wheels provides 100+ meals to residents in the community on a weekly basis. The tray meals are created in St. Johnsbury and the additional items included in the meal are assembled at the Center. This is a critical service because, especially for shut-ins, it means at least twice a week a person is checking on those individuals when they deliver the meal. Friday meals are a good source of information sharing amongst participants. Resident Bev Wilkinson has been instrumental in making sure people attending the meals are OK and helping if they need support. Bev noted that being able to go to the

Center and socialize is an important part of work the Center does. James suggested that the appropriation to the Senior Center go from \$10k to \$15k for 2026.

**2026 Budget Work Update:** Work on the 2026 budget has begun. 2 meetings held to date that have been productive. Several Budget meetings have been scheduled through the end of the year.

**Plowing Bid for 2025/2026 and 2026/2027 Season:** Morse & Son's bid of \$22,400/year for plowing, sanding, shoveling, sidewalks, etc. was reviewed. Board member Nate made a motion to accept bid. Board member Nancy seconded, and the motion passed unanimously.

**Vacant Property Coordinator:** Cindy Wilmott was appointed as the Town's Vacant Property Coordinator. Cindy tasks will be to identify all vacant properties in the community and provide information as to the owner, status of the property and any other pertinent information. Lister Linda made note that the Lister's should be included in these discussions as they have valuable information on properties. Road Guy Gregg noted that the highway Crew would be willing to accompany Cindy or the Listers to properties if need be. Board Chair Harry also noted his availability if needed. Harry motioned to appoint Cindy to the Vacant Property Coordinator position. Board member Nate seconded, and it passed unanimously.

**Polar Bears Snowmobile Ordinance:** Board Chair Harry and Polar Bears Mike will meet to discuss changes and come up with a final draft. Mike noted the best way to inform the public about snowmobile trails and usage is to create an ordinance. Mike found a very old snowmobile ordinance that may or may not be relevant...it lists some streets and houses...it was not signed and not dated so this may have been an attempt and never adopted. Ordinance will help if issues need to be dealt with. Information Road Guy Gregg received from the State basically informed him that issues related to snowmobiling and ATV road access is mostly left to Town ordinances. Questions about when Class 4 roads can be used for snowmobile and ATV use were raised. Mike noted there will be a lot of different scenarios that will be reviewed and discussed and included in the ordinance. Mike asked people to contact him directly to discuss any issues.

**RTT:** Task Force Chair Kate provided the Select Board with a draft letter that RTT proposes to be mailed or hand delivered to landowners along the railroad right-of-way. Letter shares important information for landowners to consider, especially reviewing their deeds. Deeds can be obtained for free at the Town Clerk's office. Letter provides Clerk Office hours and contact information for VRS for more detailed questions. The letter is designed to share facts about the railroad right-of-way and to help address rumors and uncertainty. Included with the letter will be a Town map that shows the parcels of land that border the railroad right-of-way. Also, will include the valuation maps that have been provided by the railroad to RTT for properties on the 1.8 miles. RTT met with VRS representatives twice last week. VRS is not ready for a large community meeting but commit to meeting with individuals who have questions or concerns. Road Guy Gregg and Kate met on a section of the tracks that is already being used by the community as an access point to 20 acres of trails in S. Lunenburg. VRS seems to be aggregable

to allowing an “at grade” crossing. The Select Board supports handing out this information. VRS reports that negotiations with CSX are in advanced stages for the section of track from Gilman to St. Johnsbury. Senior Center Sharon noted that many people don’t know their rights as landowners when it comes to the railway. This letter and information provide the means for landowners to get the information they need and understand their rights. Tina commended the amount of work RTT and Kate has done on this project. She’s forged a great working relationship with VRS which will be beneficial to the Town.

**CESER**: Liz noted that her group and RTT are actively looking at grant options for events and recreation and doing fundraising to help cover any match required.

**Transfer Station**: Transfer Station Rick reported that there are a couple of things at the Transfer Station that need to be addressed: The Art Cart needs to be moved to allow for snow plowing and they have designated a space where it could be stored. The old storage trailer also needs to be moved out of the Transfer Station area. Rick requested to go into executive session with the Board. Board member Nate made a motion to go into executive session. Board member Nancy seconded the motion and the Board voted to go into executive session. Upon returning from the executive session, Harry noted that no action was taken during the session.

**Highway**: Gregg reported the grader is still down. We have someone scheduled to come in and look at it. Blue truck has been in the repair shop but returning to operation this week. Maillet Road is open to Perry Road. Work also being done on Cole Hill. Next focus will be Thomas Road to address water that continues to come down the roadway. Gregg is working on a grant for Class 4 roads. It is believed the Baptist Hill culvert project is still on track for completion on 11/25. Budget discussions will include adding chloride capabilities to highway operations. Gregg will get new Transfer Station sign installed for the metal’s dumpster. Winter salt has arrived. Concern was raised regarding the lack of striping lines on the newly paved section of River Road. It was noted that this work is the responsibility of the State and it probably won’t be done until the Spring. Gregg may ask Pike for sticky center pieces so those can continue to be installed throughout the Winter. Gregg reminded that the base that has been reinforced on the dirt roads will most likely make them more slippery this Winter.

Town Clerk: Clerk Gary noted some important upcoming events: WCAX did a piece on Lunenburg/Gilman as part of their Vermont’s Own series. It will air on Nov 10. The Vermont Covered Bridge Society will host an armchair tour of covered bridges in the area on Nov 8<sup>th</sup> at the library. Efficiency Vermont will hold a workshop on winterization at the Senior Center on Nov. 11<sup>th</sup>. The project manager for the bridge project on Route 2 in the gully will present updates on the project on Monday, November 17<sup>th</sup>, 6pm at the Community Room in the Town Office building.

Sharon asked for an update on the nuisance dog that has been a topic of recent discussion. Clerk Gary provided an update on the status of this situation.

Road Guy Gregg reported frustration with the recent increased illegal drug activity that is occurring on Perry Road. He noted this has increased traffic on Baptist Hill. Gregg noted he had contacted the Vermont State Police to see what can be done to address this situation.

Board member Nancy motioned to adjourn the meeting. Board member Nate seconded the motion and the Board voted to adjourn the meeting at 8:18pm