

## **TOWN OF TUNBRIDGE**

Tuesday November 25<sup>th</sup>, 2025 at 6:00pm via Zoom and Town Offices

Meeting called to order at 6:01pm

Present: Mike McPhetres, Gary Mullen, Mariah Cilley, John O'Brien, Betsy Gaiser, Amy Frost, Becky Hoyt, Baxter Doty, Elizabeth Brown, Rodney Hoyt, Todd Tyson, CMBat, Janet Wells, Maureen, Amy Frost, John Echeverria, Andy Rogers, Denise Lowell, David Lowell, Susan McCullough, Bruce McCullough, Anne Leeds

### **Road Report**

Speed signs are up. They are solar charging, but the batteries need to be charged up first before they can be used. The company suggested they charge for a while before they start them. Larry Wights' truck blew a hydraulic hose, but it is all set and running again. The ton truck is still down at Sabel's until next week. It is getting new brakes. Hoyt needs to get 400 more yards of sand, but if he can get to at least 200 yards then he would be all set for the winter. Hoyt is getting sand from Pickett's. The road crew are working on getting culverts cleared out with a shovel as they can't get the backhoe in a lot of them. Hoyt has gone riding around and feels that our roads are just as well off as any other local town. Strafford Road is finished for the year. The road crew is back to five days a week now. Hoyt will have the trucks chained up and ready to go for this weekend in case there is any snow.

### **Housing Committee Discussion- Betsy Gaiser and Sarah Danly**

Sarah Danly works for an organization called Vital Communities and works on housing issues. Danly presents a packet of information that was given to the Planning Commission regarding the housing statistics in Tunbridge. Danly reads the first draft of the mission statement for the committee. O'Brien would like it to be noted somewhere that this is a volunteer committee and that tax dollars are not funding this. Danly has spent many years working with the Town of Rochester and their Housing Committee. The town of Royalton is working on Housing Issues at the Planning Commission level. Danly agrees that senior housing is a good focus to start on. Mullen asks where they think they will be a year from now. Gaiser thinks they can be far along in the planning process. Janet Wells is interested in looking at the housing in North Tunbridge as well that requires either updating or tearing down. The Selectboard thanks the group and states they are off to a good start.

### **Hazard Mitigation Plan- Amy Frost**

Frost updates the Selectboard that last week they met with Ari from TRORC who came out to discuss helping the Planning Commission on the Hazard Mitigation Plan. TRORC is supporting many towns that are going through this update cycle. The total cost is \$7000, but TRORC will split the cost with us, so it would cost us \$3500. This will take TRORC about 84 hours' worth of work and with some volunteer work from the Planning Commission, they believe this will get done quickly and efficiently. These plans are updated every five years. Ours is due in June 2026. This plan is for us to be able to identify the top 5-6 natural hazards that would affect our town. If we do not have this plan in place and we do have a natural disaster, we will not be able to apply for outside funding from FEMA. McPhetres makes a motion to allow the Planning Commission

to contract with TRORC to update the Hazard Mitigation Plan for a total cost of \$3500. O'Brien asks if this is something we should begin budgeting for. Frost states yes. O'Brien seconds. All aye. So moved.

### **VAST Trail Work Around**

VAST is being shut off from the Dodge Farm trail that has been used for many years because the Selectboard voted to allow bicycles to the Orchard Trail. Andy has spoken to John O'Brien as a landowner to see how we can do a work around. The trails are open from December 16<sup>th</sup> to April 15<sup>th</sup>. O'Brien asks if there is a trail map- Andy states there is. Baxter Doty stands up to ask John Echeveria why he is shutting them off from use. Doty states that they have always been friends with John and worked well together. Echeveria states it is because they have always said if bikes are around on the trail, then they won't let VAST use the other trails. John Echeveria states there is an alternative trail on his property that requires some work to be used. Andy states that there are a lot of people in his group that do not want to be on the Dodge Farm anymore because they do not trust that Echeveria will allow them to continue. Denise Lowell asks if Echeveria would be willing to push the date to February 15 to give the VAST more time. Echeveria states no, he would not. Echeveria states there is a clear alternative, but it needs some tree cutting. Todd Tyson states that he would not depend on the Supreme Courts decision to get back to where they were before. Rogers and Echeveria will meet Wednesday morning at 8am to discuss an alternate trail.

### **Other Business:**

Bruce McCullough states that he lives on Chelsea Line Road and is having a dispute with his neighbor. He has a survey and has looked at her deed which matches the survey as well. The Fence Viewers have viewed the line and the survey and agree that McCullough's are correct with their thinking.

Hoyt presents the Selectboard with budgeting sheets for next meeting. Hoyt also came up with a Record Retention Policy and a Late Homestead Declaration Filing Policy. These will be discussed at the next meeting.

### **Approve Warrants:**

All warrants were signed and approved.

### **Approve Minutes:**

Minutes for November 11<sup>th</sup> were presented to the Selectboard chair.

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Gary Mullen, Chair

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Mike McPhetres, Vice Chair

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John O'Brien, Clerk