

**North Branch Fire District #1  
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**THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE  
PRUDENTIAL COMMITTEE**

Minutes of the Regular Meeting of the North Branch Fire District #1, Prudential Committee, May 17, 2018.

This Meeting, having been duly warned, was called to order at 11:59 a.m. by Chairperson, Cyndee Frere.

**Members Present:** Cyndee Frere, Thomas Ferrazza, Karl Braunbach and Edward Barber.

**Absent:** Brendan Ryan.

**Also Present:** Richard Caplan, Michael Garber, Edward Floyd, Gary Henry, Lauren Harkawik, Paul Fisher, Becky Snow, Bart Howes and Linda Holland.

**Public Comment:** Michael Garber stated that he was waiting for Richard Caplan and wanted to be a part of his conversation. Mr. Garber is also seeking clarification of a statement in the last minutes, indicating that he may not have gallonage associated to the old Ironstone Lodge. Mr. Garber also asked the Committee “What makes up a structure”? The Ironstone Lodge has not been there since 2009 according to Mr. Garber. Ferrazza explained that according to State regulations, if the building is not used, or replaced, within three (3) years the gallonage reverts back to the treatment facility. Garber asked the Committee “if I build a structure, do I have the gallonage”? Ferrazza stated that that is a discussion for executive session.

**Richard Caplan/Andirons:** Richard Caplan states that he cannot express how disappointed he is with the way the Committee has handled this mater. He is shocked to be treated like this. He has documents from 2000 and 2015 stating he has gallonage associated with his property. When he purchased the property in 2011 he verified that he had 16,835 gallons assigned to the Andirons property. Frere explains to Mr. Caplan that under 24 VSA 3625, when a property is abandoned or demolished and reconstruction has not taken place within a three year window, the gallonage reverts back to the treatment facility. The Committee informed the group present that they must go into executive session to make a determination, perhaps today. Braunbach stated that this is not a personal decision; this must be a legal decision by attorneys.

**Real Estate Comments:** Mr. Caplan feels it is unfair to place attorneys and realtors in the position to advise sellers of their rights regarding meters and sleeping spaces. Mr. Caplan is interested in hosting an informational meeting with the Fire District and Realtors at Andirons sometime after Labor Day.

**Executive Session/Legal/Personnel (if needed):** At 1:00 p.m., Ferrazza moved to go into executive session to discuss legal matters. Seconded by Braunbach. Passed unanimously. Ferrazza moved to come out of executive session at 1:53 p.m. Seconded by Barber. Passed unanimously. **DECISION:** The Committee is looking for a legal decision from the attorney.

**Edward Floyd/Technicon P.C.:** Floyd reported that some ledge was hit during construction. "Other than that, the paperwork has been flying".

**Reimburse John & Linda Conway/TV028:** Ferrazza moved to reimburse John and Linda Conway \$5,810.00 for gallonage purchased at the price of \$12.00 per gallon, a total of 480 gallons plus the inspection fees. Seconded by Braunbach. Passed unanimously. The Conway's have constructed a septic field.

**Letters:** Copies of information from the State and Technicon P.C. regarding the treatment facilities upgrade.

**Minutes:** Ferrazza moved to approve the Minutes of April 12, 2018 and April 20, 2018 as submitted. Seconded by Barber. Passed unanimously.

**Chief Operator's Report:** The State has approved the project and Kingsbury has started to mobilize their equipment. The project completion date is October 2, 2019. Joshua Reitze has passed his grade 1 exam.

Ferrazza left the meeting at 1:55 p.m.

**Treasurer's Report:** Braunbach moved to pay the monthly bills totaling 93,785.49. Seconded by Barber. Passed unanimously.

The last Operational check written is check #28548  
The last Capital check written is check #1218  
The last Petty Cash check written is check #874

Snow reported that the current prudent reserve is \$473,475.04.

**Old Business:** None.

**Other Business:** Need to discuss exactly what accounts the construction funds come from.

Frere adjourned the meeting at 2:07 p.m.

Meetings:

Tuesday May 22 at 11:00 a.m. Special Committee Meeting  
Board of Abatement June 4 at 7:00 p.m.

Respectfully Submitted:

Linda L. Holland,  
Administrative Manager

**cc:** C. Frere, K. Braunbach, T. Ferrazza, E. Barber, B. Ryan, E. Floyd, B. Howes, H. Terhune, D. Facilla, J. Mahon, A. Pritcher, A. Palmiter, M. Himelson, L. Anelli, A. Levine, J. Flanagan, C. Helmstetter, Gray Ghost Inn, J. Desrochers, J. Gooch, Town of Dover, J. Densmore,, J. Redd, M. Garber, P. Fisher, R. Reed, S. Dupries, S. Meade, V. Czechorowski, Y. Strus, L. Fraser, A. Perkins, L. Newton, R. Rubin, C. Turpin, R. Parker-Houghton, G. Golet, S. MacDougall, L Harkawik, R. William, P. Fitzpatrick S. Joyce-Albano, R. Caplan, G. Henry, Deerfield Valley News and the Brattleboro Reformer.

**Posted:** North Branch Fire District #1, Wastewater Treatment Facility & Administrations Building. Dover Town Office.