

**TOWN OF CORNWALL
SELECT BOARD MEETING
Tuesday, August 3, 2010**

PRESENT: Bruce Hiland, Judy Watts, Mike Quesnel, Joseph Severy

ALSO PRESENT: Sue Johnson, Steve Revell, Tom Keefe, Elizabeth Karnes Keefe, "T" Tall, Cy Tall, Gail Braisted, Doris Severy, Gail Synnott, Jake Chapline

The meeting was called to order at 7:00 pm

The General Fund and Highway Orders were signed. The reconciled July bank statement was reviewed.

MINUTES

It was moved/seconded to approve the minutes of the July 20, 2010 meeting as distributed. Vote postponed until quorum of those present on July 20 are present to vote.

CORRESPONDENCE REVIEW

Letter from Paul Viko, Chair, Board of Listers. The board is recommending that the Selectboard appoint Stephanie Pyne to replace John Montagne, who has resigned. It was moved/seconded to appoint Stephanie Pyne as Lister to fill out the term of John Montagne. The motion carried on voice vote. Bruce Hiland will inform Paul V.

OLD BUSINESS

LFICD - Town Contributions

The Lemon Fair Insect Control District has a solution to their problem of inequitable town contributions, in part caused by different fiscal years of the two towns. Cornwall has contributed \$6,000 from its FY 2009 budget (July to June), as requested by the LFICD. Bridport did not contribute from its FY 2009 budget (January to December), because it was not asked to contribute by the LFICD. However, the mosquito district Agreement specifies that towns must contribute equally. The LFICD apologizes to both towns for the district's part in the confusion. Bruce H. said that he received another note today from LFICD regarding the solution. Cornwall is paid up, so this issue needs no action on Cornwall's part.

NEW BUSINESS

Lavalley Store Project Presentation

Beth Karnes Keefe, Tom Keefe and Cy Tall, members of the Lavalley Store Committee, presented an interim report on the Lavalley Store Project, a project of the Cornwall Historical Society. The project has two main goals: restoring and revitalizing the Lavalley House, and creating a community store as a place to

provide basic grocery and convenience items and an informal meeting place for local residents. The committee also intends to get a new source of clean water for the Town and the DAR as a result of this project. Currently the Town owns this real estate, which is located next to the Town Hall. Beth K. said that the restoration and revitalization of the building is a gift to the Town, with no funds from the Town to be requested. Beth K. emphasized that if the project is not feasible without funds from the Town, it will not go forward.

Beth K. said that since last meeting with the Selectboard, the committee has focused on developing the business plan, relationships with the neighbors, and doing research on issues of water, waste water, permitting, and asbestos removal. Next steps are to create an advisory board and do fundraising.

Steve Revell of Lincoln Applied Geology spoke about water and septic systems. There is currently no water and no septic system at Lavalley House. The Town Hall shares a community well with the church and residence across the street. The septic disposal system for the Town Hall is located at the DAR. A proposed well has been identified that would have the capacity to serve the proposed store (2 employees, no public toilet), the Town Hall and the DAR. A proposed septic system would empty into the Town's system at the DAR.

Cy T. said they have talked with the DAR, and the DAR approves of the water and septic system ideas proposed by the Lavalley Store Project committee. Cy explained that anticipated costs for restoring the building are \$325,000-\$350,000. Private and grant funding will be sought for building restoration. Anticipated start up costs for the business are \$50,000-\$60,000 with annual operating costs of \$90,000-\$100,000. The committee will seek private investment and small business loans to launch the business. The goal is to break even the first year, with 1-2% profit in the next two years.

Tom K. said that the project will need a permit from the state, and will need asbestos removal. Because the Town owns the real estate, the Town would be the applicant for all applications, but the project committee/board would do all the paperwork. Tom K. added that they are looking to save all of the building, but maybe not the outer shed. Separate insurance can be obtained, once the building is occupied.

Sue J. said that a major concern is parking and traffic patterns, in an area that is already problematic for both.

Gail Synnott, neighboring landowner, said that she and her husband are in strong support of the plans presented tonight.

Cornwall Town Poet

Gary Margolis, published poet and member of the Cornwall Fire Department, has approached the board with an offer to serve as town poet. It was

moved/seconded to establish the post of honorary Town Poet and appoint Gary Margolis as the first appointee. The motion carried on voice vote.

The board went into executive session at 8:00pm to discuss the matter in litigation. The meeting was adjourned at 8:16pm.

Respectfully submitted, Sharon Tierra, Clerk of the Selectboard