

Town of Danville
Special Selectboard Minutes
September 10, 2025
Danville Town Hall (7:00 pm)

Board Members Present: Glenn Herrin, Janice Ouellette, and Matt Choate

Board Members Absent: Eric Bach and Alison Low

Others Present: Keith Gadapee and Michelle Leclerc

Others Present Using Teams: Audrey DeProspero

Meeting called to order by Chair Janice Ouellette at 7:00 pm.

1. Issues and Information (All)

- A. 477 Excelsior Farm Road Asbestos Inspection Report Discussion with Todd Hobson of Clay Point Associates, Inc.

Todd Hobson was present to discuss property and structures located on 477 Excelsior Farm Road. The Town owns the buildings because of a Tax Sale in 2022. The land is not owned by the Town, just the structures.

Todd Hobson noted there are 3 buildings on site: outhouse, west camp and east camp.

Outhouse: no issues, can be removed without consequences.

West Camp: has little issues. North wall has window glazing where asbestos was found. Removal needed by an asbestos abatement contractor (three window sashes, packaging them, and dispose as asbestos waste. Demolition contractor can then dispose as construction debris.

East Camp: window caulking north wall and entire roof positive for asbestos but roof is not structurally sound. Process would be considered live load, demo will be demolition method. Contents need to be removed first, then abatement. Asbestos abatement contractor will remove ceiling tiles and strapping. Demo contractor will pull building apart with asbestos abatement contractor and put in separate dumpster as asbestos waste. Three organizations involved: Clay Point, will do work plan as it is needed by law, abatement contractor for removal of asbestos which Clay Point will oversee, and excavation contractor which could be town. Town would need training which Clay Point could do.

Keith Gadapee inquired what size dumpster needed.

Todd Hobson noted 30 yard would do it.

Glenn Herrin inquired if Town has to do anything bylaw now that asbestos is found. Todd Hobson noted no, you don't have to do anything. The big issue is disposal cost.

Glenn Herrin inquired about timewise, how long before this could be done, this year, spring?

Todd Hobson noted before snow this year. Other issue is propane tank outside and the east cabin has some which are not small cylinders. He suggested removal before hand and to get them decommissioned.

Janice Ouellette noted only three of members at Special Meeting and she would like to wait until a full board and their next meeting on the 18th for a decision. She inquired if Highway was willing to assist.

Keith Gadapee noted yes. He questioned the dumpster size as a 30 yard is size of bulky waste dumpster and he thought it was too big.

Janice Ouellette spoke of having a smaller one but if its too small then there would be cost for a getting another one.

Discussion was to table until the next Selectboard meeting on the 18th for a decision.

- B. VLCT Insurance Claim (Ryan Fecteau Tree) - Janice Ouellette discussed Terry Crawford of VLCT reached out to her. She discussed fact of new information, they round tabled it at VLCT and they felt there was still cause to deny claim but they would settle with prejudice. They would settle for a fee and owner would have to sign off on document. Regarding Ryan Fecteau wanting Town to remove tree, VLCT does not feel that is good as anytime you go on private land there is liability. VLCT to reach out to Ryan Fecteau to negotiate terms.

Janice Ouellette has concern, if they follow through and deny, it may get nasty and end up in the newspaper and Town won't look good.

Keith Gadapee noted if you settle with prejudice, he could never come back on it again then so why would we remove the remaining trees.

Janice Ouellette noted because we are talking about only one specific tree.

Keith Gadapee spoke of removal of tree and not having to go on Ryan Fecteau's land, as they could use the grabber and be on the Town side while doing it.

Janice Ouellette noted there was \$1,000 deductible cost to the Town, so if motion made then wording needs to include Town to assume cost of \$1,000 deductible and settling with prejudice.

Glenn Herrin thinks insurance is doing what is right and legal and will do best by the Town.

Keith Gadapee referred back to conversation Ryan Fecteau said that he had with him 'he had discussions with Keith about his concern for trees being hazardous' noting that if Ryan Fecteau was in fact concerned about the trees why would he park his trailer under them and why wouldn't he take some ownership in this claim.

Janice Ouellete wondered if Ryan Fecteau even reached out to his insurance carrier.

Matt Choate discussed adding to the motion that Ryan Fecteau would have to deal with removal of tree and thought that it should be part of claim.

Motion by Glenn Herrin, 2nd by Matt Choate to authorize insurance (VLCT) to extend settlement with prejudice with tree removal being part of the settlement and Town will incur cost of \$1,000 deductible. Vote 3-0-0. Motion carries.

2. Adjourned – *Glenn Herrin motioned to adjourn at 7:29 pm.*

Minutes submitted by Audrey DeProspero September 11, 2025 at 12:30 pm.