

Preliminary Minutes

Town of Plymouth, Vermont

Select Board – Regular Meeting

Monday, August 3, 2026 @ 6:00 PM

Municipal Building Meeting Room

Board Members Present:

Jay Kullman Keith Cappellini

Staff Members Present:

Angela Kissell Beth-Graves (zoom) Deb Pelkey (zoom)

Others Present:

Okemo Valley TV Michael Coleman Rick Martin
Bruce Pauley Elaine Pauley Terry Bascom
Willow Bascom Carol Goodwin

Zoom Participants:

Craig O’Briskie Michael Miller Galaxy TabS6 Lite

1. Call to Order:
 - a. Jay called the meeting to order at 6:00 PM.
2. Consideration of Any Changes, Additions or Removals to the Agenda:
 - a. None
3. Approve Meeting Minutes:
 - a. **Jay Kullman made a motion to approve July 6, 2026, Regular Meeting Minutes. Keith Cappellini seconded the motion. The motion carried.**
 - b. **Jay Kullman made a motion to approve July 15, 2026, Emergency Meeting Minutes. Keith Cappellini seconded the motion. The motion carried.**
4. Citizen Comments:
 - a. Carol Goodwin asked if they would be appointing a new SB member tonight to replace Rick and wanted to confirm that there would be a special election (before the end of Rick's term in 2028) to allow voters to select his replacement.
 - b. Jay Kullman said yes. It will be a discussion tonight.
 - c. Bruce Pauley talked about the trees that are being butchered along the edges of the road. He said that there are chunk marks out of them. These are good and healthy trees.
 - d. Jay Kullman said that he will share the complaints with the highway crew.
 - e. Rick Martin said there are a good number of trees on Lynds Hill that have been hacked too.
 - f. Rick Martin asked why 2nd homeowners cannot speak at Town Meeting? They get shut down and not able to speak.
 - g. Carol Goodwin asked about them being able to speak at the Select Board meeting.
 - h. Michael Coleman noted that you cannot speak in Ludlow. You must sit in the back and be quiet.

5. Bruce Pauley, Chair of Planning Commission:

- a. Bruce Pauley began by talking about TRORC and how there are 11 different commissions in the State of Vermont. These guys want to create a certain number of housing units within the State. In our Town they want 30-35 new units. These units would be in the Village area. He talked about the mapping. The current versus the proposed. It is very hard to determine because you have to flip to different screens and see where the changes are. In reading the draft Regional Plan there is a lot of “must” “shall” and “shall nots” language. TRORC is acting differently than the 10 other boards. They are acting more as a zoning board than an advisory board. Bruce noted that there is 65,000 houses, in Vermont, that are not lived in a good part of the time.
- b. Michael Coleman added that we can just say no and not do them.
- c. Bruce spoke more about their draft plan, but the key take away is to send a letter to establish a “standing” and it needs to be to them by August 10, 2026. He encourages the Town as well as individuals to write a letter. He said that residents should look at the map and understand their designation and if changes affect them.
- d. Willow Bascom asked if you turn down their plan are you not eligible for grants.
- e. Bruce Pauley said that grants are available if you have a Town Plan. The Town plan is redone every eight years.
- f. Jay Kullman added that he has been involved in multiple Town Plans and we are limited in what we can do. We are restricted by rivers, mountains, and corridors.
- g. Rick Martin said that businesses will not come to Vermont due to all the restrictions and costs.
- h. Terry Bascom confirmed that the Regional Plan only kicks in when Act 250 comes into play and TRORCs plan will override the Towns Plan.
- i. Bruce Pauley said that TRORC is supposed to support, not dictate us.
- j. Jay Kullman asked if the letter should come from the Town. Select Board and Planning Commission?
- k. Bruce said that individuals should write a letter as well.
- l. Angela Kissell offered to work with Select Board and draft a letter.

6. Discussion Around TRORC Regional Plan:

- a. Jay Kullman noted that this was pretty much discussed in the above section with Bruce Pauley.

7. Select Board to Review and Possibly Approve DLL Applications:

- a. **Jay Kullman made a motion to approve the three (3) DLL Applications for Chloe’s Market. Keith Cappellini seconded the motion. The motion carried.**

8. Select Board to Review and Possibly Sign CCV Oil Contract:

- a. **Jay Kullman made a motion to approve and sign the CCV Oil Contract for diesel and propane. Keith Cappellini seconded the motion. The motion carried.**

9. Select Board to Review and Approve the New Town Road and Bridge Standards:

- a. **Jay Kullman made a motion to approve the revised documents. The only change was the upsizing of the culverts. Keith Cappellini seconded the motion. The motion carried.**

10. Select Board to Review and Approve Contract w/Cartographic Associates, Inc:

- a. There was discussion around this contract for several months. The current annual cost to handle the online database is approximately \$6,300.00. The current online database has several inaccuracies. For an additional, one-time fee of \$5,900+/- CAI will clean up all the inaccurate information as well as update the mapping. Instead of an update once a year they will update immediately upon receiving our documentation. Deb Pelkey spoke about the importance of the update.
- b. **Jay Kullman made a motion to approve the current contract. Keith Cappellini seconded the motion. The motion carried.**

11. Select Board to Review and Approve BID for Paving:

- a. Move to next meeting.

12. Select Board to Review and Approve Cargill (Salt) Agreement:

- a. **Jay Kullman made a motion to approve the contract. Keith Cappellini seconded the motion. The motion carried.**

13. Select Board to Possibly Appoint New Select Board Member After Executive Session:

- a. **After Executive Session Jay Kullman made a motion to appoint Jeff Sailer to fill the vacant Select Board seat. Keith Cappellini seconded the motion. The motion carried.** It is with the understanding that Jeff Sailer will have to obtain a petition with signatures to run for the seat at the next Local Election held in March of 2027.

14. Other Business:

- a. None

15. Next Board Meeting:

- a. September 14th, 2026, but might need a Special Meeting sooner to approve and/or sign letter.

16. Agenda Items for Next Meeting:

- a. None

17. Mail & Warrants:

18. Executive Session:

- a. Went into executive session at 7:20 PM to discuss Select Board Applicants.
- b. Came out of executive session at 7:35 PM.

19. Adjourn:

- a. **Jay Kullman made a motion to adjourn the meeting at 7:50 PM. Keith Cappellini seconded the motion. The motion carried.**

Respectfully submitted,

Angela Kissell
Town Clerk & Treasurer
Recording Secretary

Town of Plymouth Select Board

Jay Kullman, Chair

Keith Cappellini

Jeffrey Sailer