



SELECT BOARD  
MEETING MINUTES  
JANUARY 5, 2026  
9:00 AM  
VIRTUAL MEETING

Present: Dean Charter, Alissa Nicol, David Martin, Jim Snyder-Grant

Absent: Fran Arsenault

Additional Attendees: Town Manager John Mangiaratti, Assistant Town Manager Thom Begin, Lisa Tomyl, Executive Assistant

Mr. Charter called the meeting to order at 9:03 AM by roll call vote

**I. New/Special Business**

**I. Approve Agreement for Soil Removal at 2-4 Powder Mill Road**

Mr. Begin briefed the Board on the disposal of contaminated soil found during the excavation in the right of way. The amount totaled 375 tons of unusable soil. Dolben proposed a fee of \$49,500 and negotiated down to \$40,000 utilizing Jim Young from Cooperstown Environmental, and to reduce the building permit fees, with Dolben paying the remainder of \$9500 in building permit fees. Ms. Nicol questioned on the conflict of the sewer installation and the water main upgrade if any additional soil would be discovered, Mr. Mangiaratti noted that off-site sewer improvements may change slightly and will bring back to the Board at a future date and will not be digging up the road again. Ms. Nicol questioned about the responsibility of the contaminants, Mr. Mangiaratti noted the effort involved in finding a responsible party and the area deemed industrial for many years prior. Mr. Martin questioned the remaining fees paid by Dolben would cover the cost for building inspections, Mr. Mangiaratti noted a buffer in the agreement for Dolben to pay more if needed. Mr. Martin mentioned concern if additional contaminated soil is found with other potential additional development along Powder Mill Road and that in the past roadways were sprayed with oil rather direct asphalt to secure debris. **Ms. Nicol moved, seconded by Mr. Snyder-Grant to approve the side letter of agreement between the Town and Powder Mill Residential Holdings for the removal and disposal of impacted soil and approved 4-0 by roll call vote.**  
**Ms. Nicol moved, seconded by MR. Martin to adjourn and approved 4-0 by roll call vote. Meeting adjourned at 9:13 AM.**

**Documents Used:**

- January 5, 2026 Agenda
- Email from Thom Begin Dated January 2, 2026
- Side Letter Agreement from Dolben Dated January 5, 2026