

West Windsor Selectboard
Draft Minutes
April 20, 2016

Present: Tom Kenyon, Win Johnson, Nate Pion (Aldrich + Elliott), Patricia Beavers (P2 Environmental), Dennis Brown, Bill Stillson, Laura Farrell, Felicity Knight, Laura Stillson, Deb Shearer, Rob Calhoun, Steve Carihfield, Jim Lyall, Art Keating, Martha Harrison

Site visit with Aldrich + Elliott, P2 Environmental and Mt. Ascutney Outdoors – Those present assembled near the new rope tow to review the proposed location for the new booster pump building and the access road for the water system. The proposed location for the 20' x 20' building is up against the tree line on the east side of the slope served by the rope tow. Ascutney Outdoors (AO) board members and volunteers are concerned about aesthetics, encroachment on skiable terrain and skier safety. Nate Pion explained the function of the building and the reasons why that location was chosen. AO asked Nate to consider whether the building could be located where the old lodge was. Nate agreed to consider that option. AO was also concerned about the access road to the booster pump building and to Reservoir #1. After discussion, AO agreed to provide the water system operator with 24/7 access to the building and the reservoir, via snowmobile or groomer, in order to avoid having the access road plowed in the winter. It was suggested that the town consider locating the booster pumps in the basement of the new lodge. This suggestion is problematic for a number of reasons – the location of the new lodge has not been determined and the work on the water system needs to proceed on schedule; access to the pumps would be more difficult if they were located in a basement; and the risk of damage to the pumps is higher if they are located in a multi-purpose building. Tom, Win, Nate, Patricia, Dennis and Martha then returned to the town hall for a general discussion about other water system issues, including electrical service to the building and the reservoir, and water system capacity and allocations. Regarding allocations, Nate said infiltration is not applicable for the water system, just for the sewer system. Those present believe that “Building A-3” referenced in permit #WW-2-0027 was never built and that Leland Company is not hooked up to the water system. Martha noted that the 1997 water-wastewater permit does not include Mountainside (4,050 gpd) or the General Store (810 gpd). Tom noted that removing the dam behind the fire station takes away the well for the fire station. Nate said while it's likely that the numbers included in the 1997 permit no longer hold true, they are the governing numbers for the allocation. Nate said the town has good numbers for what is being used for water and what is being produced for sewer and those numbers reflect the current demand; the numbers in the 1997 permit reflect an active ski area and a full build-out by the developer. Nate said, in his opinion, the water system was not originally designed to provide fire flow. Patricia agreed. Patricia said she provides information every month on the total gallons of water used per month and the average gallons per day. (*Note: the average gpd for March 2016 was 27,733*). Tom asked if the fire flow can be taken off the drinking water system. Nate said that's a town decision but it would probably not sit well with the users and the town would have to remove all the hydrants from the water mains. Martha asked about the Water Supply Rule referenced in the Preliminary Engineering Report, which requires fire flow of 500 gpm for two hours. Nate agreed that 60,000 gallons is the minimum reserve required for fire flow on a system that includes hydrants. There was discussion about alternative sources of fire flow. Patricia noted that the drinking water system was not used to fight the fire at the Base Lodge. Win asked about the differences between P2's allocation estimates and A+E's allocation estimates. Patricia said she used 305 gpd per unit. Nate said he used 200 gpd per unit. Nate said the existing connected users are grandfathered so they can't be kicked off the water system but there can't be any new connections. Nate said the town could try to recapture allocation

by amending the permit to reflect actual usage. Nate added that some of these issues will be addressed in the water ordinance. Win said the town should move forward with developing an ordinance. Win noted the Fire Chief's ideas for increasing fire flow to the hotel area and suggested that Orange Lake might be interested in funding those improvements. Patricia suggested ways to curb extraneous water use. Patricia also suggested that the town consider commercial rates. Martha said she thinks Fair Haven's ordinance would be a good template. Patricia suggested Woodstock's ordinance as well. Win asked Nate if A+E is going to provide a list of depreciable items with useful lives. Nate said after the improvements are constructed, the town will need to do a long range plan, a hydraulic analysis and an asset management plan. Nate said the asset management will specify when the infrastructure components were installed, their useful life, etc. Nate said A+E is not currently under contract to do that, but they could. Patricia said she has some of that information for the existing infrastructure. Win asked if A+E did an asset management plan for the sewer system. Nate said no. Martha said a sewer asset valuation was done by Stantec in 2011. Martha added that the Utility Committee is interested in proceeding with the repairs to the sewer system that A+E identified as "immediate" and wondering how to go about it in terms of developing an RFP and hiring a contractor. Nate said he'll have to look into it and see how much guidance a contractor is going to need. Nate said "immediate" doesn't have to mean today; the work could be done next summer. Also regarding the sewer system, Martha said Tom Marsh has agreed to install a generator at pump station #2 but he hasn't said when it will be installed. Nate said A+E is trying to get a more defined timeline but suggested that Martha contact Mike Reynolds directly. Win asked about the process of getting the bond bank to approve the drinking water loan. Nate said he will ask Ashley Lucht if the bond bank has been receiving West Windsor's submissions. Nate said he will look into moving the booster pump building early next week and will provide easement drawings by the end of the week. Nate said the 90% meeting should go forward on May 10th, even if A+E is not ready to submit the plans for Michelle to review and the application for a Permit to Construct gets pushed back a week. Martha said she doesn't think the town wants the decision about the location of the booster pump building to push the whole project into next year. Patricia agreed. Everyone agreed that road access is not an issue if AO is going to provide winter transportation. The meeting was adjourned by consensus at 10:55 AM.

Respectfully submitted,

Martha Harrison