

West Windsor Selectboard
Draft Minutes
February 1, 2017

Present: Dick Beatty, Tom Kenyon, Win Johnson, Jill Muhr (VLCT), Wade Masure (VLCT), Glenn Seward

- 1) Call to Order – Selectboard Chair Dick Beatty called the meeting to order at 9:00 AM at the Mary Blood Library.
- 2) Changes or additions to the agenda – removal of hazardous waste from old lodge on maintenance parcel; Planning Commission appointment; net metering agreement; Town Clerk's orders
- 3) Announcements/Public Comment – None
- 4) Executive Session: **By unanimous consent, the Selectboard entered executive session to discuss personnel matters with VLCT Human Resources Consultant Jill Muhr and VLCT Loss Control Consultant Wade Masure.** After discussion, **the Selectboard came out of executive session by unanimous consent and reconvened the meeting at the Town Hall at 10:15 AM.**
- 5) Other Business – Old Lodge: Dick said the town got a quote from Environmental Hazards Management (EHM) to remove the asbestos from the old lodge building for \$11,806. Win said there's an additional charge for project administration, which would bring the total to approximately \$15,500. Tom asked about the time frame. Glenn said EHM is prepared to start the work on Monday. Tom said, once the hazardous materials are removed, does the town need state approval to demolish the building. Glenn said yes; if the town hires a professional contractor to demolish the building, the contractor will handle the permitting and reporting. If the town chooses to have volunteers demolish the building, they'll need to hire a company like Claypointe to oversee the project and the paperwork. **Win moved to authorize the appropriation of up to \$16,000 for the removal of hazardous material from the old lodge by EHM and project oversight by Claypointe. Tom seconded the motion.** Dick asked if the figure from Claypointe is a firm figure. Glenn said Claypointe did not provide a written proposal. Glenn said after the asbestos is removed, there's a 10-day waiting period, during which no additional work can be done. Win said he'd like to get the asbestos removed and then wait until spring to decide how to go about demolishing the building. Glenn said Casella's proposal to demolish the building for \$14,300 was based on having their equipment on site already; if they have to leave and come back, the price will go up by \$5,000 to \$6,000. Tom said he's concerned about someone getting hurt if volunteers do the work. In that case, Win suggested asking Casella if they can give us a better price. **Dick called for a vote on the motion, which passed unanimously. Tom moved to authorize the Chair to accept the bid from Environmental Hazards Management to remove the hazardous material from the old lodge on the maintenance parcel for \$11,806. Win seconded the motion, which passed unanimously.** Glenn agreed to ask Casella if they can give the town a lower price on the demolition. Glenn also agreed to ask Claypointe to put their proposal in writing. Win said he would like to get a second bid. Glenn offered to ask Dan Lesnick for a proposal. The Selectboard authorized Glenn to approach Dan. Dick said, once the building is removed, the town should stake out where it was located. Win asked Glenn if he could attend the Selectboard's February 13th meeting to update the Selectboard

on asbestos removal and demolition bids. Glenn agreed. Win noted that, if the demolition is done in the winter, it would have to be done on a Monday, Tuesday, or Wednesday, when the rope tow is not in operation. Tom asked if the concrete would be removed. Glenn said Casella's proposal includes removing the concrete foundation, which is not in good shape. Tom asked about the status of the tubing lift. Glenn said a deposit has been placed on the lift, the state inspector is happy with the site, and Bob Farnsworth is donating time to do an engineering profile. Glenn added that he hopes to have an initial discussion with Act 250 by Friday. The tubing lift will be below the skier bridge. Win asked if the parties involved have access to the property. Glenn said yes; that was part of the deal with Snowdance. The Selectboard thanked Glenn for his help obtaining proposals for the removal of the old lodge. Glenn noted that Casella will be tearing down the burned-out Base Lodge starting at 9:00 AM on February 6th. Planning Commission appointment: Dick said the Planning Commission has recommended that their alternate member, BJ Harrington, be appointed as a regular member. **Win moved to appoint BJ Harrington to the Planning Commission, effective immediately. Tom seconded the motion, which passed unanimously.** Net metering agreement: **Win moved to authorize the Chair to sign the revised contract with Next Sun. Tom seconded the motion, which passed unanimously.** Town Clerk's orders: **Dick moved to sign the Town Clerk's orders. Tom seconded the motion, which passed unanimously.**

- 6) Adjourn – **Dick moved to adjourn at 10:45 AM. Win seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison