

West Windsor Selectboard
Draft Minutes
January 27, 2017

Present at site visit: Dick Beatty, Tom Kenyon, Win Johnson, Glenn Seward, Martha Harrison, Jason Berard (UVLT), Ted Siegler

Present at meeting: Dick Beatty, Tom Kenyon, Win Johnson, Glenn Seward, Cathy Archibald

- 1) Call to Order – Following a 9:00 AM site visit to the former Ascutney Mountain Resort Base Lodge area, Selectboard Chair Dick Beatty called the meeting to order at 9:35 AM at the Town Hall.
- 2) Changes or additions to the agenda – Conservation Commission appointment; future water and sewer connections for Ascutney Outdoors; disposition of town property at ski area; Next Sun net metering agreement
- 3) Announcements/Public Comment – None
- 4) Discuss demolition of old lodge on maintenance parcel – Regarding the site visit, Glenn said Ascutney Outdoors (AO) will provide Upper Valley Land Trust (UVLT) with a new diagram detailing the proposed grading and drainage improvements. Win said he and Glenn will draft a letter from the town, or from the town and AO jointly. Tom asked if a zoning permit will be needed. Win said “development” as defined in Title 24 includes moving earth so a zoning permit may be needed. Glenn suggested running it by District 2 as well. Glenn volunteered to fill out a zoning application and attach the drawings. Win noted that the existing structures on town property east of the burned-out Lodge will either be removed, ground, or buried. Glenn said the base terminal for the quad chairlift would also be removed and asked what the town would like to do with it. Win said he thinks it’s time for the town to review the lease with AO. Win noted that some of the deadlines have passed and some of the provisions are not being met. Related to Glenn’s question, Win said the lease calls for an inventory of property and a discussion about its disposition. Win suggested that AO and the Selectboard review the provisions of the lease at a future Selectboard meeting. Dick asked about the time frame for the regrading. Glenn said he thinks it should be done in the spring but it may be prudent for Casella to do the slope work as soon as the permits are in place, and then stockpile the material until spring. Win said any grinding that needs to be done should be done while Casella has their equipment here. Dick asked if AO wants any of the structures that are sticking up out of the ground. Glenn said no. Dick agreed that we should get as much done as possible while Casella is here. Win asked Glenn what AO is going to do with their salvage material. Glenn said Casella is looking for a company to handle the scrap steel this winter and he can ask them to take the town’s scrap as well. Win said he thinks that’s a good idea. Dick asked about the start date for the demolition of the Base Lodge. Glenn said the asbestos removal should be done by February 3rd and the demolition is scheduled to begin on February 6th. Tom handed out a proposal to spend up to \$24,000 to have the old lodge on the maintenance parcel demolished. Win asked Tom about applying for a Brownfields grant. Tom said it would take too long. Glenn said to get Brownsfields funding, the town would have to go through the entire process that AO went through and there’s no guarantee that there would be money available. Win asked Glenn if we know there’s asbestos in the old lodge. Glenn said yes; the asbestos in the old lodge is friable and has to be taken to a disposal facility outside Vermont. Glenn said one estimate for removal was between \$19,950 and

\$22,000, which includes a consultant and all the required reporting. Glenn said he has asked EHM to provide an estimate as well. The Selectboard agreed to wait for another estimate before acting on Tom's proposal. Glenn said Casella has provided a price of \$14,300 to remove the old lodge once it's clean but Glenn thinks it can be done for less, possibly with volunteer labor. Win said he thinks the town can afford to have the old lodge demolished but he'd like to wait for more precise numbers before making that decision. Win suggested demolishing the sugar house at the same time. Tom said the Selectboard meets on February 1st at 9:00 AM and asked Glenn if he could have the EHM estimate by then. Glenn said yes. Dick noted another meeting, with the VT Rural Water Association, on January 31st at 10:00 AM.

- 5) Other Business – Water & sewer for Ascutney Outdoors building: Glenn said AO is further along with building plans than they expected to be at this point and they'd like to discuss waiving water and sewer fees for the building. Tom asked if the waiver would be for a specific period of time. Glenn said they'd like to keep the facility sustainable; if it becomes wildly successful with regular events generating sufficient income, then AO could afford to pay utility fees. Win said waivers are a delicate issue. Dick said water capacity allocation has also been an issue. Glenn said it's been his assumption that the allocation for the Base Lodge would be transferred to the new building, although the usage would be lower. Dick said the state may take issue with the allocation. Win said he suspects that the allocation could be reduced. Conservation Commission appointment: Cathy said Cathy Boedtker's term on the Conservation Commission is up for renewal. **Tom moved to re-appoint Cathy Boedtker to the Conservation Commission. Win seconded the motion, which passed unanimously.** Next Sun agreement: After discussion, **Win moved to authorize the Chair to sign two copies of the Next Sun net metering agreement and send them to Next Sun, with a request to return one fully executed copy to the town. Tom seconded the motion, which passed unanimously.**
- 6) Sign Town Clerk's orders – **Tom moved to sign orders. Win seconded the motion, which passed unanimously.**
- 7) Adjourn – **Win moved to adjourn at 10:10 AM. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison