WEST WINDSOR SELECTBOARD
WEST WINDSOR SCHOOL BOARD
Draft Minutes
July 10, 2013

Present: Glenn Seward, Tom Kenyon, Bruce Boedtker, Art Keating (School Board), Amanda Paquette (School Board), Jenifer Aldrich (ABS Principal), Seth Warren (Realtor), Dana Waters (Realtor), Martha Harrison

1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 6:00 PM.
2) Impact of rental housing market on school enrollment & municipal services – Glenn said the Selectboard met with the School Board recently regarding the extension of the sewer line into the village, which brought about a discussion of increased school enrollment and the possible need for an increase in the school's wastewater capacity. Glenn said the enrollment discussion led to a discussion of the rental market and both boards agreed to ask local realtors if they could provide some insight on what is happening in the market. Glenn said enrollment will be up by over 30% this year and, if this trend continues, the school is going to run out of wastewater capacity. Seth said he has only rented two condos to families with kids but more people are calling him with an interest in renting. Seth said he thinks the rental inventory is likely to continue to swell. Dana noted that there are also 10 condos for sale right now with asking prices between $74,000 and $169,000. Dana said 11 condos have sold since January 1, 2011 with sales prices ranging from $75,000 to $122,500. Dana said with mortgage rates and prices so low, buying is cheaper than renting. Seth noted that some buyers intend to rent, some intend to make it their primary home, and some intend to make it a vacation home. Glenn asked about rental costs at the Resort compared to rental costs in Windsor and Hartland. Seth said rents at the Resort are relatively cheap. Bruce asked about the biggest impediment to selling units at the Resort, other than the fact that the ski area is closed. Dana said the sewer and water issues are an impediment. Seth said the transfer of the sewer system to the town will have a positive impact, but the magnitude of the impact is hard to predict. Tom asked what would happen if there were a buyer for the resort interested in re-opening the ski area. Art asked if property owners would take their property off the rental market in that situation. Seth said yes. Seth estimated that an operating ski area would add roughly $50,000 back onto the average sale price of a condo. Glenn asked about potential for change of use in the village if there were sewer and high-speed internet. Seth said the properties in the village would be worth more but he's not sure there's a lot of demand. Seth noted that three of the six single-family homes sold recently at the resort are going to be primary residences. Art noted that the impact of rentals on school enrollment is more unpredictable than the impact of sales. Glenn said he will contact Don Jennings at TPW to see if he can get his take on the rental market. Everyone agreed that there is a lot of inexpensive real estate at the resort right now but getting the ski area open again would change that. Bruce noted the town's efforts to turn things around by promoting the recreational trail system, acquiring the sewer system, and pursuing high-speed internet. Bruce said he would like to see more young families move to town. Seth said families couldn't afford to move to West Windsor before the housing market collapsed in 2008. Seth thinks the Vermont Mountain Bike Festival will have a positive impact. Glenn said the resort tends to attract younger workers so, if it re-opens, that will have an impact on the school. Dana said 28 homes have been sold in West

Windsor for under $300,000 since January 1, 2011, which is affordable for a two-income family at current interest rates. Glenn asked if everyone agrees that West Windsor is going to continue to see an influx of children and an increase in school enrollment. Dana agreed. Seth agreed that families will continue to rent and purchase until prices start to increase. Seth asked if new school enrollments can be tracked by address. Seth said condo prices may continue to fall because there is more inventory for sale. Tom asked if a new ski area owner would have to go through Act 250 for snowmaking. Bruce said yes, they would have to come into compliance with new regulations. Tom asked about the comfortable carrying capacity of the school building if there were no wastewater limitations. Art and Amanda didn't know. Glenn said it would be useful to have that information. Amanda said the School Board is meeting next week. Art said they'll come back to the Selectboard with a number for carrying capacity. Tom asked if the Reading and West Windsor elementary schools are still talking about merging. Amanda said no; they are looking at ways to cooperate but they are not considering a merger. Amanda noted that Reading's pre-K is full and their school population seems to be growing. Tom said special education is a state-wide responsibility and should be paid for by the state property tax. Art said some of those budget dollars have moved to the supervisory union, which is a small step toward the cost sharing that Tom is suggesting. Amanda noted that the influx from the rental population makes it difficult to budget appropriately.

3) Adjourn – **Glenn moved to adjourn at 6:50 PM. Bruce seconded the motion, which passed unanimously**.

Respectfully submitted,

Martha Harrison