

West Windsor Selectboard  
Draft Minutes  
March 15, 2017

Present: Dick Beatty, Win Johnson, Brett Myers, Glenn & Shelley Seward, Steve Crihfield, Ted Siegler, Martha Harrison, Jim Lyall, Bruce Boedtger

- 1) Call to Order – Selectboard Chair Dick Beatty called the meeting to order at 6:30 PM.
- 2) Changes or Additions to agenda – Ad hoc Town Meeting Committee: to be discussed under “Other Business.” Bob Young email: After discussion, the Selectboard asked Martha to forward the email to Mike Spackman so he can look into it.
- 3) Public Comment – None
- 4) Meet with Ascutney Outdoors (AO) – Review strategic plan: Steve summarized the elements of the plan, which include expanding activities, installing a handlebar lift, constructing a building to use as the Ascutney Outdoors Center, events, program improvements, flow trails, a pump track and skills park, and summer camp programs. Steve noted AO’s capital campaign to buy the Base Lodge property, demolish the Lodge, and build a smaller structure. Steve also emphasized AO’s focus on being financially sustainable. AO will post the strategic plan on their website. Ted said for the Recreation section of the Community Forest Management Plan (CFMP), the Conservation Commission needs more specific information about which activities are going to take place on easement land and which are going to take place on AO land. Ted explained the process for getting the CFMP approved, which he thinks will take another six months. Win noted that the revised lease agreement requires AO to provide a 5-year plan for the recreational component of the CFMP by June 1, 2017. Ted said the existing signed conservation easement is the controlling document and the CFMP will outline how the town plans to manage the property in conformance with the easement. Dick noted that activities on the conserved land, such as the warming hut, have been approved by the Upper Valley Land Trust, which holds the easement. Ted said once an approved CFMP is in place, the town won’t have to ask the UVLT about activities that are covered in the plan. Ted noted that he is currently the town’s representative on the AO Board but if the town would be better served by having Glenn as their representative, he would be happy to relinquish the position. It was agreed that, since Glenn is currently a voting member of the AO Board and Ted is an ex-officio (non-voting) member, Ted will remain as the town’s representative for now. Review revised lease agreement: Dick noted that Win and Glenn have revised the lease agreement for consideration by the Selectboard. There was discussion about a provision in the lease related to plowing, sanding and maintaining the access to AO’s warming hut over town property, and the access to the town’s water system over AO property. Dick said he doesn’t have a problem with the town plowing and sanding the access to the water system but he does not want to maintain the portion that is not on town property. Glenn said AO would maintain the road on their property to meet AO’s needs; if the town needed the road maintained to a higher standard - that would not be AO’s responsibility. Win said he thinks the town’s maintenance needs would be less than AO’s. Glenn noted that AO’s architect thinks the road should go around the east end of the building rather than the west end. There was additional discussion about the language in the lease as it relates to plowing, sanding and maintenance. Dick said he thinks the town has an obligation to itself to maintain the road on the maintenance parcel if we’re going to use the garage or

any other part of the property. Dick said he doesn't have a problem plowing and sanding the road over AO's property as needed to enable water system personnel to access the pump station or the reservoir. Win said he will remove the reference to the town maintaining the road on AO's property. Dick offered to provide some language to address these issues. Win noted a provision in the lease that allows the town to request interim financial statements from AO. Bruce noted the provision in the lease that requires the land to be open to the public unless access must be restricted and asked who determines whether access must be restricted. Win said it could be restricted for logging. Ted said it could be restricted in association with a large event like the Vermont 50. Win said the restricted access would have to be in conformance with the terms of the easement. Discuss draft Facility Use Policy: Win said the use of alcohol has been the primary issue of concern in the development of this policy. Dick said he does not want overnight campers to bring their own alcohol and drink it on town property. Dick said he thinks alcohol consumption should only be allowed under the auspices of AO, in connection with an AO-sponsored event. Win suggested putting the draft on the website and putting it on the agenda for adoption at the next Selectboard meeting. Win said a facility use agreement form would not be required for AO-sponsored events on the mountain property, but an events application (formerly "public assembly application") would be required when the event will involve more than 100 people.

- 5) Other Business – Ad hoc Town Meeting Committee: Referencing the discussion at Town Meeting about changes to the date and time of the meeting and the order in which articles are considered, Win said he drafted a charge for a Town Meeting Committee. **Win moved to publish the charge and see if there are any volunteers. The motion passed unanimously.**
- 6) Adjourn – **The Selectboard adjourned by consensus at 7:30 PM.**

Respectfully submitted,

Martha Harrison