

WEST WINDSOR SELECTBOARD

Minutes
May 2, 2011

Present: Glenn Seward, Bruce Boedtke, Tom Kenyon

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 7:30 AM.
- 2) Take action on paving bids – Glenn said there is a substantial difference in the bids from Blaktop and Pike. Blaktop's price per ton is \$79.50 and Pike's price is \$71.46. Mike recommended hiring Pike to do as much as possible with 1,000 tons. Tom asked how much is in the paving fund, including this year's allocation. Mike said \$111,000. Tom noted that we would still be able to provide matching funds if we received a state paving grant. The Selectboard agreed that Mike could spend an additional \$10,000 if necessary. Mike said Pike hopes to start next week. **Tom made a motion to accept the bid from Pike Industries & Co. for \$71,460 and to authorize the Highway Foreman to spend up to an additional \$10,000 if deemed necessary by him and the Selectboard Chair. Bruce seconded the motion, which passed unanimously.**
- 3) Other Business – New Truck: Mike said they're going to get the new truck this morning at Reed's and bring it to Williston. Silver Hill Bridge: Glenn said the town received a proposal from Daniel's Construction for the Silver Hill Bridge precast concrete box for \$96,650. Mike said the town's cost is 10%. Tom asked when the work would be done. Mike said this summer; we're waiting on permits from the state. Bruce asked about the status of the permits. Glenn said Daniels filled out a stream alteration permit application on behalf of the town. Glenn noted that Martha has inquired about the applicability of town zoning but he has not spoken with her about it. Bruce said he doesn't see the need to get two permits. Mike said we have to get a local zoning permit because we're working in the stream buffer. Tom said it's a replacement bridge and you don't need a permit for a replacement. Bruce said he thinks this would be a rebuttable presumption; that is, if you have the state permit, it suffices for the local permit as well. Bruce said if that's not addressed in the zoning regulations, it should be. Mike said the town should be exempt within reason. Tom said he can understand following the process for a new bridge but when it's a replacement, he doesn't see a reason. Glenn said Martha has to interpret the zoning regulations literally so we just need to say that we feel that the town is exempt from local zoning for normal maintenance, repair and replacement of bridges and highways. **Bruce made a motion to accept the proposal from Daniels Construction to replace the existing culvert with a new precast box culvert on Silver Hill Road for the sum of \$96,650. Tom seconded the motion, which passed unanimously.** Tree removal: Tom asked Mike if he wants the tree on Silver Hill and the tree on Rush Meadow removed. Mike said he will check to see if the tree removal on Silver Hill is part of the contract with Daniels. Town Forest parking: Bruce said we need a "Road Closed" sign there because the road is washed out. Mike agreed. There was discussion about various options for replacing the culvert. Tires in Bowers Road right-of-way: Tom asked how we're going to get rid of all the tires on the road. Glenn said they should be taken out of the right-of-way and deposited on Ed Pierce's property. Bruce and Tom agreed. Glenn said he asked Martha to send the parties involved a letter telling them that they need to remove their stuff from the right-of-way or it will be removed for them in 30 days. Glenn said he spoke with Matt Birmingham about this. Recreational trails: Tom said he talked to Trevor about a trail across Route 44 and asked Glenn if he is going to check with Wally Rich. Glenn said yes. Tom said he and Dennis Lemire flagged where the trail needs to go. Tom reviewed the layout of the proposed trail and noted the various properties that the trail would cross. Tom said he needs Barbara Nilson's permission. Tom added that the snowmobile club thinks it's great. Tom noted the need for a trail license from the Resort. Liquor Licenses: Glenn said the Selectboard has received a couple of liquor license applications for the Pond House Inn from Gretel Schuck. **Tom made a**

motion to approve the licenses. Bruce seconded the motion, which passed unanimously.

Library Roof: Tom said the work will not be done until the end of May because the weather has been horrible and the roofer has an emergency repair in Claremont. Tom said the Library Trustees also approved \$1,300 to work on the library's foundation and hired a mason, Shawn Millard, from Perkinsville. Fire District Plan: Glenn said Windsor wants West Windsor to consider an alternate plan for the fire district and a meeting to discuss the details of the plan will be scheduled for May 12th. Glenn said he has made the property owners association, Orange Lake and the current Resort owners aware of the meeting. Coakley Litigation: Glenn said he met with the Kniffins and no one has made any attempt to contact them. Glenn said he spoke with Matt and Matt will try to schedule something with the Kniffins, the Coakleys, the town and the various attorneys involved. Resort utilities: Tom asked about the status of the Resort's water, sewer and electric bills. Glenn said it is his understanding that the bills have been paid since the Resort changed hands last summer but the current owners are noncommittal about bills prior to the foreclosure. Glenn said he thinks that once the utility is sold, a portion of that money will be paid to Windsor for amounts in arrears. Tom asked if the value of the utility has been established. Glenn said no and estimated that the value will be established by July 1st. Glenn said the state is pushing to get this cleared up. Bruce said he is concerned about how long it is taking to resolve this situation. Glenn said a pro forma has been done to determine what a district could support for debt service for the utility. Glenn said if the price is too high, the Fire District will not be able to afford it and Windsor won't be able to afford it either, in which case the current owners will probably just get a Certificate of Public Good, capitalize it and run it themselves. Tom asked what would happen if the village of Brownsville wanted to connect to the sewer line. Glenn said we would have to negotiate that with the current owners. Tom asked about the status of the quad lift. Glenn said the owner and the potential purchaser are negotiating on price. Tom asked about the status of the fire protection infrastructure at the Resort and the current owner's responsibility for related bills. Glenn said with regard to the line to Mountainside Condos and the valve to Mts. Edge Condos, the current owner has agreed to fix those things. Glenn added that someone may have to remind them. Tom asked about the status of Hotel Road. Glenn said he thinks someone will approach us about that soon. Tom asked about the cost to upgrade it. Glenn said Ron Juneman estimated the cost at \$200,000.

- 4) Adjourn – **Tom made a motion to adjourn at 8:40 AM. Bruce seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison