

## WEST WINDSOR SELECTBOARD

Minutes

January 31, 2011

Present: Glenn Seward, Tom Kenyon, Bruce Boedtke, Mike Spackman, Ashley Pakenham, Phil Arvidson, Barbara Truex, Al Keiller, Hal Pyke, Cathy Boedtke, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 6:15 PM.
- 2) Changes – Mile Long Field update; miscellaneous highway issues
- 3) Certificate of Highway Mileage – **Tom made a motion to approve and sign the Certificate of Highway Mileage. Bruce seconded the motion, which passed unanimously.**
- 4) Approve and sign minutes of January 18, 2011 – **Tom made a motion to approve the minutes of January 18, 2011, as written. Bruce seconded the motion, which passed unanimously.**
- 5) Consider purchasing replacement truck for Highway Department – Mike showed the Selectboard the truck specifications and prices from Reed and Clark. Mike recommended accepting the lower bid from Reed. Mike showed the Selectboard the bids on truck bodies from Tenco and Viking Cives and recommended accepting the lower bid from Viking Cives. **Tom made a motion to accept the truck bid from SG Reed Truck Services & Company. Bruce seconded the motion, which passed unanimously. Tom made a motion to accept the truck body bid from Viking Cives. Bruce seconded the motion, which passed unanimously.** Mike said the bottom line total price for truck and body is around \$132,600. Tom asked about the warranty. Mike said the extended warranty cost is not included. **Tom made a motion to authorize the Chair to sign the bids on behalf of the Selectboard. Bruce seconded the motion, which passed unanimously.** Glenn signed the bids. Mike estimated the cost of the warranty at \$3,000 to \$4,000. Tom asked when the new truck will be delivered. Mike said probably in July or August.
- 6) Miscellaneous highway issues - Tower: Mike said Nancy Loux would like to donate a 20' tower to the town. **Tom made a motion to accept Nancy Loux's donation. Bruce seconded the motion, which passed unanimously.** Pay rate for temporary highway employee: Mike asked the Selectboard what rate of pay they are considering for the temporary employee who will fill in for Phil Hathorn beginning on March 1<sup>st</sup>. Glenn asked if the town would hire a temporary employee or an independent contractor. Mike said in the past, the town has hired a temporary employee rather than an independent contractor. Mike noted that a temporary employee gets no benefits. The Selectboard agreed that the rate of pay should be between \$13 and \$15 per hour, depending on experience. Mike said he will start actively looking for someone. Paint highway garage: Mike said the prisoners want to paint the sheet rocked area of the highway garage, which will probably take two days. The Selectboard agreed that Mike should proceed. Letters to successful and unsuccessful truck bidders: Mike said he and Martha will send letters.
- 7) Public Forum on Zoning – Glenn asked if anyone has any concerns about zoning. No one expressed any concerns. Glenn asked Hal to comment on the Planning Commission's progress with the zoning regulation revisions. Hal said the PC's objectives are to address known issues and to ensure that the zoning regulations are consistent with the Town Plan. Hal said the PC is also clarifying some sections of the regulations (e.g. the section on accessory dwellings). Hal said the PC will be meeting with the Conservation Commission to discuss ridgelines next Monday night. Glenn expressed concern about being too restrictive of ridgeline development; he doesn't want to prohibit people from building on ridgelines, although he does think that ridgeline development should warrant additional scrutiny. Glenn said the impacts of ridgeline development can be mitigated with things like site location, plantings, and non-reflective window glass. Ashley asked about ridgeline regulations in other towns. Tom said what he finds most offensive about the Quechee Lakes development is that they clear cut the top of the hill and then put the buildings right at the top. Tom said the intent of the ridgeline regulations should be clear. Cathy said Woodstock's ridgeline regulations are extremely restrictive and they have been in place for more

than 20 years. Cathy said she is in favor of ridgeline regulations. Glenn said wholesale change is difficult in this town. There was discussion about whether to define ridgelines as anything over a certain elevation or as a specific mapped area. Tom said there are some visible ridgelines at lower elevations. Phil said the height of the building should not exceed the height of the ridgeline. Glenn said that makes sense. Phil said he thinks it should be easy to identify the ridgelines on a topographic map. Ashley said she thinks there should be a clear definition and a map. Ashley said she doesn't think the town should define ridgelines as anything over a certain elevation. Tom agreed that some highly visible ridges would not be included with that approach. Cathy described the process that Woodstock used to define their ridgelines and suggested that West Windsor use a similar process. There was discussion about scenic vistas and agreement that ridgelines and scenic vistas should be addressed separately. Tom asked if ridgelines can be identified by parcel and parcels can be identified as "ridgeline parcels." Hal cautioned against spot zoning. Hal also noted that visibility varies depending on your vantage point. Tom said he doesn't think ridgelines can be defined by elevation. Bruce said the definition should specify that a ridgeline drops off on either side. Glenn suggested developing a list of criteria that have to be considered for all development over a certain elevation. Hal said the PC can come up with a definition and ask the regional planning commission for an additional map or two. Hal added that it might be worthwhile to look at Woodstock's regulations. Regarding lighting, Tom said a broader definition will allow more flexibility. Martha said, with regard to ridgelines, the easiest thing for her is to have a map that clearly shows whether the property is in the ridgeline area or not. Bruce and Glenn agreed. Bruce said he thinks it's going to require some homework. Barbara said there's a difference between ridgelines and "tipped up meadows," which are also prime building locations. Barbara cautioned against legislating taste and taking land. Tom noted that the color of the house affects its visibility. Bruce suggested tools, such as view shed analysis, that the DRB could use to review ridgeline development. Glenn said that's a good idea. Hal mentioned some of the other issues that the PC will be considering, including a 1/2 acre district on the east end of town. Glenn said he thinks that's worth considering. Tom said he is concerned about wetlands, streams and buffers.

- 8) Other Business – Mile Long Field: Glenn said he got a verbal appraisal of \$343,000 on Mile Long Field today. There was discussion about the assumptions on which the appraisal was based and whether or not those assumptions are valid. Town Clerk's Orders: The Selectboard signed the Town Clerk's orders.
- 9) Adjourn – **Bruce made a motion to adjourn at 7:25 PM. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison