

West Windsor Selectboard
Draft Minutes
April 10, 2015

Present: Dick Beatty, Tom Kenyon, Michelle Carbonneau (Drinking Water & Groundwater Protection Division), Joe Duncan (Aldrich + Elliott), Nate Pion (Aldrich + Elliott), Patricia Beavers (P2 Environmental), Martha Harrison, Ray Shannis, Jim Lyall, Peter Ferrick, Ginger Mason, Jim Curry, Bruce Boedtke, John Bossen (by phone)

1. Call to Order – Selectboard Chair Dick Beatty called the meeting to order at 10:00 AM.
2. Changes or additions to the agenda – discuss Monday’s agenda
3. Announcements/Public Comment – Ray Shannis said he was surprised to find out about the situation facing our mountain project and Glenn Seward by reading it in the Vermont Standard. Ray said he was unaware of any unrest in town and, as a member of the “silent majority” who voted in favor of working with TPL to save our mountain, he is concerned that this project may be in jeopardy. Ray said we are losing a great asset in Mr. Seward with this project and all the things he has done for many years. Ray said he has spoken with Mr. Rob Calhoun, who has been working with Whaleback, and Mr. Calhoun is 100% willing to help with a non-profit to run a community recreation area here. Ray said he is willing to help as well. Tom said he doesn’t know what caused Glenn to step away from this project. Dick agreed that Glenn’s decision to step down is a loss for the town and for this project, and thanked Glenn for all he has done as a member of the Selectboard. Ray asked the Selectboard if they think Glenn might reconsider. Tom said Glenn has agreed to stay on the Selectboard until May 1st and, if requested, to help as much as he can. Tom noted that Glenn worked “all the time” on this stuff and just felt that he needed to step back. Dick noted that a petition was filed to elect a replacement for Glenn at a special town meeting to be held on May 5th at 6:30 PM and anyone interested in finishing his term can appear at that meeting. Ray said he was approached with a petition to expand the Selectboard from three members to five members. Ray asked if the Selectboard can elaborate on that petition. Dick acknowledged that such a petition was received and is also on the warning for the meeting on May 5th. If the article passes, Dick said, it’s his understanding that the two additional members would not be elected until the next regular or special town meeting. Tom said the Selectboard had nothing to do with that petition. There was brief discussion about whether or not the town needs a five-member Selectboard. Ray asked if he can vote absentee. Tom said no; voting will be from the floor.
4. Review water system plans with A&E and the Dept. of Environmental Conservation – Joe said A+E was brought on to evaluate the water system that serves the resort because the town was thinking of acquiring it. Joe said the initial evaluation was primarily to look for any major warning signs. On the whole, Joe said, the system is running well although there are some age-related issues. After the initial evaluation, there was the fire in the base lodge where the booster pumps are located so, although the system is functioning, it’s compromised and there’s a desire to get those pumps out. Joe said A+E has moved on to preliminary engineering to evaluate the system as a whole, address deficiencies, and fast track a resolution for the booster pump in the base lodge. Joe said he has talked with Tim Raymond (operations) and Roger Bergeron (construction) from the state about doing an emergency project to address the booster pump situation with funding from the

Drinking Water SRF. Nate Pion described the existing water system and explained how it works. There was discussion about pressure zones and the amount of pressure at various points in the system. Patricia noted an out-of-service hydrant at the Mountainside Condos. Nate noted that Mountainside has a pump station that is out-of-service but has not been decommissioned. Michelle asked why the fire hydrant is out of service. Nate said he would assume it's due to pressure issues. Patricia and Joe agreed. Tom said he thinks the line leaks. Nate said the elevations would indicate a low pressure of approximately 12 psi at that hydrant. Joe said Mountainside was served at one time by its own well and a booster pump station. At some point, Joe said, the well was abandoned and Mountainside was connected to the Summit Water Company system. Joe said the connection is on the discharge side of the booster pump so it doesn't go through the pump. Patricia said in 1984 the Department of Health expressed concern about possible contamination of the Mountainside water system by road salt and that's when they tied into the Summit Water Company system. Joe said there's concern about the well not being properly abandoned and the possibility of contaminating the Summit Water Company system. Joe said A+E plans to intercept the line before it goes into the booster pump, re-route it around the pump, and tie back into the line feeding the homes. Joe said they also plan to cut and cap everything going into, or out of, the booster station and at that point, whoever owns it can do whatever they need to do to abandon it. Michelle said as long as it's completely isolated and physically disconnected, that should not be a problem. Joe said he thinks A+E's plans for the water system will increase the pressure at Mountainside Condos, which will address the issue with the fire hydrant. Nate reviewed the 2013 sanitary survey for the water system and said source security at the well, tank access on Reservoir #1, and chemical storage have been addressed, and the Mountainside Condo situation has been discussed. Nate said the survey also mentioned backflow prevention device testing. Joe said he doesn't know where that stands. Patricia said there are two Olympic-size pools with no protection so that needs to be addressed with Orange Lake. Michelle said there's a double-check valve somewhere in the system that's not being used right now and, if it's turned back on, it needs to be tested for backflow prevention. Patricia said she thinks that's in the Sports & Fitness Center. There was brief discussion about when the Mountainside Condos were built (c. 1979) and the events that lead to the complex being served by the Summit Water Company system for the past 30 years. Michelle said, looking at the sanitary survey, it was the base lodge that was targeted for backflow prevention testing. Patricia said that was shut down in 2010. Patricia said the Cunningham Building has been decommissioned too. Michelle asked if the service has been cut and capped. Patricia said yes. Joe noted that the tennis court is in the 200' source protection area for the main well. Joe said there should be a formal agreement with Orange Lake addressing maintenance and changes of use. Joe said he thinks Glenn Seward broached the subject with Orange Lake and they didn't have any reservations about it. Patricia said she attached the source protection plan to the CCR so this would be a good time to approach them. Patricia said Orange Lake has always been cooperative. Michelle said the well appears to be producing 270 gpm and it was permitted for 220 gpm. Patricia said she timed it last February at 270. Michelle suggested talking to Ken Yelsey about whether a new permit is needed. Joe said the domestic demand is peanuts. Patricia said the system is currently using 21,210 gallons per day. Nate said the average is 20,800 per day with a maximum of 30,000. Joe said that's about 21 gpm, so 270 is more than needed. Joe said the plan is to keep the permit for 220

because they're planning to replace the well pump based on that amount. Patricia noted that, with the ski area closed, the demand is way down. Nate talked about A+E's plans to re-design the system eliminating the booster pumps and bypassing the base lodge. Nate noted reservoirs #2 and #3 as additional deficiencies because the structural integrity of the steel tanks is unknown and access is limited. Joe said the tanks have not failed and are not leaking but A+E will recommend moving forward with a new cast-in-place tank right next to the existing tanks. Joe said replacing the tanks would not be included in the emergency phase of the project but would be a recommended short-term improvement. Patricia said there is an issue with the floats and the telemetry. Patricia said it's an antiquated system that runs by radio transmitter. Patricia said she checks the system every week in the summer and twice a month in the winter. Patricia said there is a proposal to inspect and clean the tanks, which is a state requirement. Joe said if the state needs to enforce that requirement then obviously we'll need to talk about it but, if the town acquires the system and wants to move forward with a new tank, then A+E would recommend not monkeying around with the existing tanks. Patricia said the floats are in a segregated shaft and she's scheduled to go out and inspect them next week. Patricia said Reservoir #1 was inspected and cleaned in 2012. Michelle asked about the age of the steel tanks. Joe and Nate said they were told that the steel tanks are from 1976. Joe said tanks need to cover domestic demand and a fire flow volume of 500 gpm for at least two hours. Joe said you don't want too much volume or you're going to have quality issues resulting from the water just sitting there. Joe said right now the high zone has 60,000 gallons and the low zone has 60,000 but the two zones are not connected. Joe said A+E plans to connect the zones and not add much more storage. In describing the re-design of the system, Nate said if the line from Reservoir #2 and #3 is connected into the feed out to Mountainside, the pressures there will increase to 73 psi and 94 psi, completely eliminating the reliance on that booster pump. Nate said A+E is proposing to redefine the boundaries of the high zone and the low zone, including Mountainside in the high zone, and keeping the hotel and the fitness center in the low zone. Joe said, after the system is re-designed, reservoir #1 will continue to feed the low zone but will draw from reservoir #2 and #3 in the high zone. Nate said the re-design will include new cellular telemetry to connect the main well, the floats in the reservoirs and the flow control valve. Joe said with the new telemetry, Patricia will be able to remotely log in and view the system status. Patricia asked if the old maintenance garage will be tied into the high zone. Joe and Nate said it could be in either zone. Patricia said P2 put in a curb stop there last summer and they're shut off now. Bruce asked about the pressures there. Nate said off of Reservoir #1, the pressure is about 38 psi; off of Reservoirs #2 and #3, with the pressure reducing valve, the pressure would be about 100 psi, but that could be adjusted. Joe talked about locating the flow control valve in the old snow shed and the need to clearly distinguish the potable lines from the non-potable snow-making lines. Michelle asked how the snowmaking system is connected. Patricia said there's no connection; they're completely segregated. Joe said there are some fire hydrants on the snowmaking line. Patricia said no drinking water was used to fight the fire in January. Martha asked if the design will maintain a connection for the old base lodge in case the town wants to reconstruct it someday. Joe said yes. Dick asked if A+E will need approval to bypass the Mountainside booster pump. Joe said they would need a permit to construct from the state and permission from the landowners. Bruce asked about storage capacity. Joe said they may recommend a 70,000 gallon tank for the high zone. Michelle asked if the

potable and non-potable pipes are color coded. Patricia said it's clear which are potable and which are not. Joe said Roger Bergeron has no problem with emergency funding for the project as long as it's less than \$250,000. Joe said A+E's rough estimate for the cost is \$200,000. Joe said he would like to move forward with conceptual plans and then submit "as built" after the project is done. Joe said there will have to be a lot of test pits. Tom asked if there's ledge. Joe said a lot of the digging is going to be adjacent to existing lines. Michelle asked if the existing lines are 5 ½ feet down. Patricia said they are. Joe said the intent would be to put the lines 6 feet deep if they can. Joe said A+E will touch base with Michelle in about a week. Joe said they'd like to get a scope of work to the town in a couple of weeks so a bid package can be out in May and the work can be done in the June/July time frame. Joe said there is a three-week required bid period. Michelle asked if A+E is doing a Preliminary Engineering Report (PER). Joe said yes but they'd like to get the design moving before the PER is done. Michelle asked for a draft PER with some cost information. Joe and Nate said they need to locate a site for a new dual-cell cast-in-place concrete tank in the vicinity of Reservoir #2 & #3. There was discussion about the constraints associated with the area. Joe said the PER will be about 90% for the emergency phase work and about 60% for the tank replacement phase. Those present agreed that they may not be able to bury much of the new tank. Patricia said Dana Arey may be able to offer an opinion. Tom noted that the burned-out base lodge can't be torn down until the emergency phase of the project is completed. Joe said there are three aspects to this project: the funding, the engineering, and the construction. Dick asked about the time frame. Joe said A+E will get a 90% PER to Michelle in the next two weeks. Joe asked Michelle to consider the requirements for getting a permit to construct. Joe said A+E will also lay the groundwork for funding with Ashley Lucht and Eric Law in the next two weeks with the goal of having a basic design by the end of April, a bid packet by the end of May, a bid opening in June, and construction in July. Bruce said that's an ambitious schedule. Joe said the booster pumps in the burned-out base lodge present a very unstable condition so it's important to move forward as quickly as possible. Dick asked about the emergency loan. Joe said the maximum rate is 3% for 20 years and the debt service would need to be worked into the water fees. Dick asked if we need to prepare a water budget soon. Martha said the water system is on a calendar year and the sewer system is on a July-June fiscal year. Joe offered to show Michelle the site. Patricia offered P2's help.

5. Other Business – Village Sewer: Nate said he's going to start sending down maps for the individual sewer service easements. Nate said A+E needs to resubmit the Environmental Information Document (EID) because of the bid alternate and provide an amendment to the PER. Joe said he will contact Robert Pelosi about having a 60% meeting. Martha asked about the time frame. Joe said the goal is to get bids out in mid-May and get things rolling in the June-July time frame. Joe noted the importance of getting the easements signed. Joe said he will follow up with Nate Cleveland on the funding questions. Joe said we should be on track to get shovels in the ground in July. Martha asked if the plan is to get the main line done in 2015 and then do the service connections in 2016. Joe said they're still planning to try to get it all done this year. Agenda items for Monday night: The Selectboard agreed to include the following items on Monday night's agenda: grant applications for paving and the Bible Hill culvert, GMHA road use plans, application for highway access on Queen Victoria Road, appraisal proposal in connection with HMGP buyout, Division of Fire Safety report/five-year building project, and High Meadows

grant letter of support. Dick asked if the repairs to the gate on the base lodge access road have been done. Tom said it will be much cheaper for AT&T to fix it when the ground thaws out and he doesn't see any problem with that. Dick asked about the cost estimate on the bid alternate for the village sewer project. Martha said we will have to wait until we get bids to see whether we can afford to do it or not. Village sewer funding: Martha said she heard from Rep. Donna Sweaney that our pollution abatement grant was not approved this year but the legislature figured out what our debt service would be with the grant, and without the grant, and the state is going to pick up the difference. Martha said we are still eligible for the grant in a future year but, until we actually get it, we'll probably have to ask them to pay the difference in the debt service every year. Special Town Meeting: Dick asked if we should publicize the election. Tom suggested using Front Porch Forum to publicize the meeting. Martha said she is concerned about Article 3; she is trying to get a sense from Kate Wanner if the whole acquisition will fall through if Article 3 fails. Martha said TPL doesn't want Deer Run Road and if the voters won't agree to acquire it, and the current owner won't agree to keep it, we're in a pickle. Dick said he's going to visit the site with Mike Spackman and get his thoughts on what needs to be done. Dick said his interpretation is that the Road Maintenance covenant only applies to the portion of the road that is not on Mountainside property. Dick said we have to have some numbers before the special town meeting because the voters will certainly ask about it. Dick said Jim Lyall thinks it could be used as another public access point for recreation. Martha said the covenant specifies that the road has to be maintained "to the terminus." Dick suggested negotiating a resolution with the condo owners. Dick said he is more concerned about the telecommunications easement on the 3.38-acre parcel, and the fact that the easement covers the entire parcel. Dick noted that the town has no control over the siting of telecommunications facilities. Martha said the problem is if we don't acquire the 3.38-acre parcel, we have nowhere to put a new base lodge for a community ski area because the rest of the property will be subject to conservation easement restrictions. Martha said she is concerned about what happens if Article 3 gets voted down; if we can't acquire the property without Deer Run Road, and we're not authorized to acquire the road, the whole deal could be off. Dick said that could be. Tom asked if people are aware of that. Martha said she doesn't think so. Dick said we should make that clear. Martha said we don't know if Mountainside would be okay with the town accepting the lower portion of the road or if they're going to insist that we accept the whole road. Martha added that the grant funding for the project may be split over two years so TPL may end up owning the property for a year and they're not going to want to maintain Deer Run Road, so they'd probably want a maintenance agreement with the town. Tom said the article just authorizes the Selectboard to acquire the road, it doesn't mean we have to acquire it. Dick said Martha's point is that if we don't acquire the road, then that may blow the whole deal.

6. Adjourn – **Dick moved to adjourn at noon. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison