

## WEST WINDSOR SELECTBOARD

Draft Minutes  
January 18, 2012

Present: Glenn Seward, Tom Kenyon, Bruce Boedtke, Laura Stillson, Hal Pyke, Barbara Truex, Arthur Steinberg, Jim Lyall, Erik Schutz, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 7:00 PM.
- 2) Public Hearing: West Windsor Zoning Regulations – **Glenn made a motion to open the public hearing. Tom seconded the motion, which passed unanimously.** Hal said the Planning Commission spent a lot of time revising the regulations. Tom suggested adding “using the latest state and federal definitions” in Section 7.1. Bruce suggested adding “considering the latest state and federal definitions” instead. Tom agreed. Tom noted receiving an email from Cathy Boedtke with some questions and comments about the zoning regulations, including a question about ridgeline regulations. Tom said the PC has been working on ridgeline regulations but they’re not finished. Tom said Cathy Boedtke also commented on the subjectivity of some of the language. Martha said she likes to eliminate as much subjectivity as possible. Glenn said, from the perspective of the DRB, it’s useful to have a little latitude in certain situations and the language allows that. With regard to ridgelines, Bruce said he thinks it’s important to clearly define ridgelines but not to prohibit development in the ridgeline district. Hal said the PC will resume work on ridgeline regulations at some point but it is not their top priority right now. Arthur asked if the Selectboard would consider changing 25% to 30% in Section 3.5. Bruce said 25% is the percentage used by most towns in the state. Glenn said a 30% slope is steep and you should be careful. Bruce said if you’re doing cut and fill on a 30% slope, and trying to maintain 3:1, you’re not going to catch up to it. **Tom made a motion to close the public hearing. Bruce seconded the motion, which passed unanimously.**
- 3) Consider adoption of Zoning Regulations – **Glenn made a motion to adopt the revised zoning regulations. Bruce seconded the motion, which passed unanimously.** Tom asked if there is a master copy for the Selectboard to sign. Martha said, since some minor changes were just made, there isn’t a master copy at the moment.
- 4) Meet with STAB re: trail agreement – Glenn said there has been a lot of discussion about whether STAB should be included on the Act 250 application or not. Bruce said the fewer entities involved in an Act 250 permit, the easier it is to make amendments in the future. Also, Bruce said, the landowners are usually the applicants. Bruce said he feels strongly that the Selectboard should be in control of West Windsor’s public lands. Bruce said his feelings are not a reflection on STAB, which is a great organization. Bruce appreciated Jim Lyall’s help with the Act 250 permit application. Bruce said the relationship between the Selectboard and STAB is strong and the Selectboard intends to keep working with STAB. Jim said he has no desire to be part of the Act 250 permit but STAB has put a lot of work into the trails and needs an agreement that gives them some kind of standing. Bruce said he has no objection to that but this discussion should include the Town Forest Committee (TFC). Glenn said his goal is to get the Act 250 application submitted but he agrees with Jim that STAB should have standing. Glenn said there should be collaboration among STAB, the TFC and the person the town hires to maintain the trails. Glenn said he would like STAB and the TFC to work together and come to the Selectboard when they need a decision on something. Glenn said he thinks the agreement drafted last year is a good framework for a new agreement and work on that agreement should start now. Bruce agreed that an agreement should be in place by spring when trail maintenance begins. Laura asked about the plan to hire someone to maintain the trails. Glenn said the Selectboard has budgeted some money to hire a part-time person to oversee the trails. Laura asked if the Selectboard is considering hiring Jim Lyall and, if so, if that is a conflict of interest for Jim since he is also on the Town Forest Committee. Glenn said there are always conflicts of interest in a small town but he doesn’t

think it's a big issue. Laura said she will be serving as Chair of the TFC after Town Meeting so she would like to be kept in the loop. Glenn gave Laura a copy of the trail agreement. Glenn said he is meeting with Orange Lake and Snowdance tomorrow and is hoping to renew last year's agreements with those parties. Tom said he agrees that STAB should not be included on the Act 250 application because he wants it to be clear that STAB does not actually own anything in the town forest. Hal agreed that the Selectboard is the only entity that has the legal authority to make decisions about the town forest. Erik said the International Mountain Biking Association (IMBA) has sample memoranda of understanding (MOU) that spell out the responsibilities of the various parties to the agreement. Glenn said he hopes the voters will see the value of hiring someone to maintain the trails. Tom said he hopes the one-year terms for members of the TFC sent a strong message that the Selectboard wants every member to be active. Laura asked if the agreement with STAB is for one year. Glenn said there are no agreements with STAB in place at this point so the TFC can work that out. Glenn asked that the TFC refrain from tweaking the agreements with Snowdance and Orange Lake. Laura said she has encountered people using drugs in the town forest and asked if Ralph should be made aware of this. Glenn asked Laura to notify both the Constable and the Selectboard. Glenn suggested to Laura that she circulate last year's agreement with STAB to the members of the TFC so they can mark it up. Glenn offered to scan the agreement and send it to everybody tomorrow. Laura said that would be great.

- 5) Other Business – FEMA update: Glenn said he spoke with Alec Portalupi today about the Selectboard's displeasure with the Brownsville-Hartland Road situation. Glenn said Alec was understanding and agreed to talk with FEMA officials in Burlington.
- 6) Executive Session/Adjourn – **Glenn moved to go into Executive Session to discuss contract issues. Tom seconded the motion, which passed unanimously.** After discussion, **Glenn moved to come out of Executive Session and adjourn, noting that no action is necessary. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison