

West Windsor Selectboard
Draft Minutes
May 10, 2016

Present: Dick Beatty, Tom Kenyon, Win Johnson, Martha Harrison, Dennis Brown, Patricia Beavers (P2 Environmental), Michelle Carbonneau (State of Vermont), Nate Pion (Aldrich + Elliott), Jason Booth (Aldrich + Elliott), Lew Iadarola (Utility Advisory Committee), Laura Farrell (Mt. Ascutney Outdoors)

- 1) Call to Order – Selectboard Chair Dick Beatty called the meeting to order at 1:05 PM.
- 2) Changes or additions to the agenda – None
- 3) Announcements/Public Comment – None
- 4) West Windsor Water System 90% Design Review with A+E and the VT Drinking Water Division – Win asked about loan amounts for the project. Jason said there is an existing Step I planning loan in the amount of \$19,000. Nate said the amount of the Step II design loan is \$28,500. The balance, when it is approved, will be a Step III construction loan. Win asked Martha for the payback schedule on the UST loan. Nate said this project involves two direct purchases, one for the booster pumps and one for the emergency generator. A+E is proposing a portable generator that can be used to power either the main well or the booster pumps. There was discussion about whether we should have two fixed generators; one at the well and one at the booster pump station. Nate said the booster pumps are 7.5 hp, single phase pumps. The well pump is a 50 hp, three phase pump. Having a portable generator that will run both adds substantially to the cost. The Selectboard asked A+E to provide specific cost information for one portable generator v. two stationary generators. Dick noted that it would be very time consuming and inconvenient to move a portable generator back and forth in the middle of winter. Lew suggested that the town buy a less expensive generator from Home Depot for the booster pumps. Nate reviewed the status of the permits for the project. A+E expects to submit the Permit to Construct by May 20th. Michelle said she may not be able to provide all her comments on the Basis for Design by May 20th. Nate said the most important thing is the booster pumps. Nate had the Permit to Construct application form, which needs to be submitted with a check for \$900, made out to the State of Vermont. **Tom moved to authorize Dick to sign the application form. Win seconded the motion, which passed unanimously.** Martha will get the form and the check to A+E and they will submit it on the town's behalf, along with the other information required. Nate said the town also needs an Act 250 permit for the project. A+E is working on the application and will get it to Martha by May 16th. Nate noted the other permits that will be needed. Nate said four easements are needed for the project from Orange Lake, MFW, Mountain's Edge and Mountainside. Town Attorney Matt Birmingham has the draft easement language and drawings. Nate reviewed the status of the Step III loan application and then reviewed the construction drawings. Regarding the location of the booster pump station, Nate said it will have to stick out a little into the ski slope because of bedrock. Everyone agreed that they would like the building tucked into the trees as much as possible. There was discussion about getting an excavator up there to locate the ledge. Michelle agreed that moving the building slightly one way or the other would not delay her review or the permit to construct. Laura volunteered to have her husband do some excavating at no cost. The Selectboard asked Martha to contact Matt again about getting a copy of the MOU with Mountainside. Nate reviewed the location of existing and proposed fire hydrants. Nate said they're not proposing a hydrant at the end of Ski Tow Road because there would not be sufficient pressure. Nate described the existing and proposed meters. Lew asked if A+E has approached the power company about getting a rebate on the VFDs. Nate said he has not done that yet. Nate described the proposed route for power. Nate said the ballpark estimate to bring single-phase power from Ski Tow Road to the old old lodge is \$35,000. Laura said MAO got a much lower estimate from GMP for three-phase power along the same route. Jason said A+E will discuss the cost with their electrical consultant. There was discussion about whether it might be mutually beneficial for the town and MAO to coordinate on the installation of power. Win suggested bringing Bill Stillson into the conversation about power. Martha suggested including AT&T in the power discussion. Martha asked if the electrical work is going to push the total project cost over \$500,000. Jason said it could. Win asked if the loan amount can be increased. Nate said the amount can be

increased by up to \$75,000 without going back to the voters. Nate reviewed the timeline for the project. Laura noted two large events happening in the area in late September/early October. Jason said they can tell the contractor to have the area “buttoned up” (e.g. no open trenches) in advance of the events. Dick asked if the demolition of the burned-out Base Lodge could commence in November. Jason said they can include some trigger dates in the contract. Jason said once the power issues are nailed down, that can be done anytime. Dick noted that AT&T will have to remove their equipment from the Base Lodge before it is demolished. Jason said they are trying to accelerate the project by direct purchasing the booster pumps. Jason added that he expects that the contractor will sub-contract the construction of the booster pump building so would also help accelerate the project. Lew noted that the annual meeting of the Mountain’s Edge Condo Association (MECA) is coming up on May 21st and, in order to approve an easement, two-thirds of the membership will need to vote in favor. Lew encouraged the town to get the information to MECA as soon as possible. Dick suggested sending the information to Mountainside as well. Lew also had concerns about fire protection. Michelle said the requirement is 60,000 gallons plus the average daily demand (ADD). Lew suggested, at a minimum, increasing the capacity of the booster pumps to 125 gpm. Lew said Mts. Edge is not residential; it’s a multi-family development. Nate said the booster pumps are designed to meet the ADD. Jason said the ADD is approximately 30,000 gpd. There was discussion about past practice with regard to fire protection, which included the snowmaking system. Win noted that, in the 1997 permit, all of the capacity of the water system was allocated to domestic supply, with no reserve for fire protection. Lew provided a copy of an engineering report done by Pathways Consulting after Tropical Storm Irene, which suggests that 1500 gpm is available for fire protection. Michelle said she will look at the report. Lew noted that the fire pond was used to fight the last two fires. Lew said the pond needs to be dredged, which should be included in this project. Michelle said that’s not an eligible cost; DWSRF funds can only be used for drinking water systems. Nate said if you increase the capacity of the pump, you’re changing it from a booster pump to a fire pump and then it’s not an eligible cost. Referencing the Pathways report, Lew said the proposed project will decrease the amount of fire protection at the resort. Jason said the project does not reduce the storage volume and it increases the pump capacity so it’s not decreasing anything. Dick said the Utility Committee could suggest that the users cover the expense of dredging the pond, which is on property owned by Mts. Edge. Lew suggested that the cost be covered as part of the project. Michelle said it’s not eligible and suggested that Lew discuss the eligibility issue with Ashley Lucht. Lew also suggested getting the snowmaking system up and running again. Lew argued that the proposed booster pumps are not sized appropriately to meet fire flow and ADD in the high zone. Nate disagreed. Jason said A+E will discuss these issues further with Michelle. Tom said he would like to know how much it would cost to dredge the pond and how much it would cost to get the snowmaking system operational. The estimate to dredge the pond was \$10,000. Win noted that the Fire Chief has some ideas for providing additional fire flow to the Hotel area.

5) Other Business - None

6) Adjourn – Win moved to adjourn at 3:14 PM. Tom seconded the motion, which passed unanimously.

Respectfully submitted,

Martha Harrison