

West Windsor Selectboard  
Draft Minutes  
May 27, 2016

Present: Tom Kenyon, Win Johnson, Martha Harrison, Cathy Archibald

- 1) Call to Order – Selectboard Vice Chair Tom Kenyon called the meeting to order at 8:02 AM.
- 2) Changes or additions to the agenda – Dead trees: Tom noted that he was alerted to some dead trees in the right-of-way on Cemetery Road. Tom said he will add them to the list of trees that need to come down but they are not in danger of falling at the moment. Dog complaint: The Selectboard received a complaint about a barking dog on Seems Road. Tom agreed to talk to the property owner about it. Generators: The Selectboard received generator cost estimates from A+E. A 60 kW portable generator that could be moved back and forth between the well pump and the booster pumps would cost \$54,500. A 20 kW stationary generator for the booster pumps only would cost \$35,500, and a 60 kW stationary generator for the well pump only would cost \$55,000. Although the Selectboard expressed a preference for stationary generators at both locations, they don't feel they can make a decision without knowing the impact on total project cost. Martha agreed to contact Nate Pion today and ask him for a project cost update.
- 3) Announcements/Public Comment – None
- 4) Consider signing two-year police contract with the Town of Windsor – **Win moved to sign the police contract with Windsor. Tom seconded the motion, which passed unanimously.**
- 5) Consider signing water system license and/or easement agreements – Martha said Matt Birmingham is meeting with Nate Pion to review the easements on Tuesday, May 31, at 10:00 AM. Win asked about the owners' association meetings. Martha said the Mts. Edge meeting was yesterday and Mountainside's meeting was last weekend. Martha said, given the expected changes in the timeline, it may not be as urgent. Win wondered if it's necessary for A+E to wait for Michelle Carbonneau's comments on the basis of design before submitting the Permit to Construct (PTC) application. Win suggested asking A+E if we could keep our original timeline if we submit the PTC application now. Win asked about the likelihood of getting the Base Lodge demolished if we are able to stick with the original timeline. Martha said she thinks it's iffy; she didn't think MFW would want to start the demolition in December. Win asked if there are any other reasons we're in a rush to get this project finished. Martha said the water system operators are going into a dilapidated building on a regular basis in order to monitor and maintain the system. Martha said she's not sure A+E is ready to submit the PTC application anyway, even if they had Michelle's comments. Win suggested that the Selectboard meet with Nate on Tuesday when he comes down to meet with Matt. Tom agreed.
- 6) Sewer System – Project update: Tom noted the ledge boring is done. Equivalent users: Tom read the definition of an equivalent user and questioned whether the store should count as three users. Martha said she thinks A+E used the Water Supply Rule to figure out the design flow for the store. Tom said he would like to discuss equivalent users with Nate or Jason on Tuesday. Regarding the store's water supply, there was discussion about whether or not the town needs a legal opinion. Tom suggested asking Matt for his opinion on Tuesday. Win said if the town decides that the store has a right to free water, the volume of water should be capped based on current and historic usage. Tom noted that the fire station's well is going to be impacted by the removal of the dam behind the station, so it would be good if the fire station could connect to the water system. Martha said Michelle Carbonneau was pretty adamant about there not being any new connections. Win suggested transferring the allocation for the maintenance garage to the fire department. Martha said we would have to get a permit in order to do that. Win added that we may need legal advice on the allocation issues. Martha said the water ordinance will address the issue of unused allocations. Sewer ordinance revisions: Win noted suggested sewer ordinance revisions from John Bossen and the Property Owner's Association. There was discussion about private sewer mains and private sewer connections. Win said the suggestion is that the property owner should be responsible for the connection all the way from the house to the main. Win said the existing ordinance says the property owner is responsible for the connection up to the town right-of-way or easement. Tom

noted that, in the village, the town has an easement for the line from the main to the house so we need to keep the language as it is in the existing ordinance. Martha said, regarding private sewers, she's not sure whether the ownership issues associated with the upper loop and Mountain's Edge ever got resolved. Win said, in his opinion, Mts. Edge would be responsible for its own collection system and the town would just be responsible for the sewer mains within the highway right-of-way. Regarding membership on the Sewer Advisory Committee, Win noted that John Bossen and the POA objected to the Selectboard retaining the discretion to appoint or remove committee members. Win suggested removing the composition of the committee from the ordinance to avoid having to amend the ordinance whenever there are changes to the committee. Win read some suggested wording, which he will forward to Martha for inclusion in a revised draft of the ordinance. Win noted that John and the POA would also like a definition for "discharge permit" added to the ordinance. There was discussion regarding the requirement to connect in Section 4.02. Win said it's his understanding, from talking with Glenn, that this language was necessary because of environmental conditions in the village having to do with proximity to the brook. Tom said as far as he knows this section would not affect anyone on the mountain. Win agreed and said he thinks we should leave the language the way it is.

- 7) Sign Act 250 amendment application for water system improvements – Martha said the District Commission has indicated that they will not act on the application until the Permit to Construct is attached so there's no hurry on this. The Selectboard agreed to table this item.
- 8) Consider recommendation from Weston & Sampson re: contaminated soils – Martha said Weston & Sampson recommended that we pay them \$2,500 to make a recommendation. Win suggested inviting Matt Becker to come down and make a recommendation. Win said Mike Spackman would like to get this work done as soon as possible and suggested involving Dan Potter since he's knowledgeable about the process.
- 9) Village area representative – Martha asked how to go about getting the village to nominate a representative to the Utility Advisory Committee. Win suggested revising the ordinance first; after that, the Selectboard can just appoint a representative at a regular meeting without having to amend the ordinance.
- 10) Winter access to water system – Win suggested discussing this issue with Ascutney Outdoors at the June 13 meeting. Win said Martha raised an important issue about asking AO for help in accessing the water system in the winter and then not providing them with space to store their equipment. Win said he thinks the town should work hard to help AO find a suitable alternate location for equipment storage. Win said the town is not going to be using the maintenance garage right away so we can give AO a couple of years notice. Win suggested a possible location near the maintenance garage. Martha said the Phase II report allows us to leave the contaminated soils where they are as long as they're not disturbed. If AO starts excavating for a foundation, that might trigger more cleanup requirements. The Selectboard agreed to discuss this further with Laura Farrell and Steve Cridfield at their next regular meeting. Tom noted that the town removed several trees along the proposed power line route so the price from Green Mountain Power should come down. Martha said she thought their estimate was just for poles and wire. Tom suggested that we get clarification on that.
- 11) Other Business – Dog warrant: **Win moved to sign the dog warrant. Tom seconded the motion, which passed unanimously.** Cathy said she will attach a list of unlicensed dogs to the warrant and turn it over to Ralph. Order: The Town Clerk had an order for the Selectboard to sign. **Tom moved to sign the order. Win seconded the motion, which passed unanimously.**
- 12) Adjourn – **Win moved to adjourn at 9:20 AM. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison