

WEST WINDSOR SELECTBOARD

Draft Minutes
November 9, 2011

Present: Glenn Seward, Tom Kenyon, Bruce Boedtke, Dennis Lemire, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 7:35 AM.
- 2) Changes/Additions – Snowmobile Trail: Dennis Lemire said Jane Osgood put stakes on the trail on her property which are far enough apart to allow a snowmobile to pass but not far enough to allow the groomer to pass and she is not willing to remove the stakes. Dennis has negotiated a trail for the groomer parallel to Edson Burke Road but he needs permission to enter the town road by Perry Edson's driveway. Glenn said he thinks we should discuss Dennis's request with the Highway Foreman. Bruce said we should discuss it with the Constable as well. Glenn said we may need some signs. Tom suggested removing some trees and widening the road in the long run. Ambulance Contract: Glenn said when he met with Windsor's Town Manager last week, he gave Glenn an ambulance contract to consider for next year. Glenn said he will forward the contract to Jim Kenyon. Windows: Tom said the new windows are the wrong size. Budget: Glenn said we will have to consider how much we want to budget for the town forest and trails. Tom said it is his understanding that the Listers have not yet selected an appraisal company. Glenn said he thinks they're looking for someone with experience in ski areas. Tom said he is concerned about the reappraisal being done in time to set the 2012 tax rate. Grant program closeout: **Glenn made a motion to sign Form TA-65 to closeout the grant for the Silver Hill Bridge and request reimbursement of \$86,985. Bruce seconded the motion.** Tom asked about the total cost of the project. Glenn said the total cost was \$96,650, and our share is 10%. **Glenn called for a vote on the motion, which passed unanimously.** Fire District discussion: **Glenn moved to table this item pending discussion with the Town Attorney. Bruce seconded the motion, which passed unanimously.** Wastewater: Glenn said the next Wastewater Committee meeting is December 1st. Glenn said he has been trying to get information from the owner of the utility on the rates they would charge if the town constructed a sewer system for the village and connected it to the pipeline to Windsor. Glenn said sewer rates are not approved by the public service board but the Act 250 permit for the sewer line states that it has to be run as a not-for-profit with rates based on actual costs. Glenn said Windsor and Snowdance are in negotiations about the status of previous contracts. Glenn said April Hensel is hesitant to get involved because WASTE was set up to handle these issues. Health Officer: **Glenn made a motion to recommend Nancy Gaynor to serve as Health Officer for the Town of West Windsor. Bruce seconded the motion, which passed unanimously.**
- 3) Review proposed zoning regulations – The Selectboard added a sentence to Section 3.2-1 clarifying that driveway applications involving a new access need to be approved by the Selectboard. The Selectboard also agreed that the Fire Chief and/or the Highway Foreman could comment on the public safety aspects of granting a variance for a driveway. Regarding Section 3.5, the Selectboard agreed that DRB review should occur for projects on slopes with a gradient of 25% or more regardless of the nature of the project or the presence of surface water. In Section 3.7 (B), the Selectboard increased the allowed height to 40 feet and made a minor change to the wording. The Selectboard modified Section 3.8(D) to allow an impediment to vision if approved by the Selectboard and the Highway Foreman. There was discussion about measuring setbacks. The Selectboard agreed that no portion of a structure may extend into the setback area. There was discussion about why a nonconforming deck or porch cannot be enclosed. The Selectboard removed the word "adjacent" from Section 3.10(B). There was discussion about Section 3.11(5) and minor changes were made to the wording. Minor changes were also made to Sections 3.12, 3.13 and 3.14. There was extensive discussion about Section 4.8 with the Selectboard agreeing that a zoning permit issued by the Zoning Administrator should be required for all fences less

than 6 feet high, and DRB approval should be required for all fences higher than six feet. The Selectboard changed the slope gradient in Section 4.12(4) to 25%. Regarding Section 4.19, the Selectboard agreed that the expansion of an existing pond should require a permit but that maintenance of an existing pond should not. Regarding Section 4.19(4), the Selectboard changed the word “and” to “or.” There was discussion about the meaning of the terms “Certificate of Occupancy” and “Certificate of Compliance.” Martha said she will research the state definitions of the two terms, which can be added to the definitions section. In Section 4.19-1, the Selectboard changed the word “would” to “could” and agreed to work on the language. Regarding Section 4.23, the Selectboard agreed to add the following sentence: “Alternative methods to prevent uncontrolled access shall require review and approval by the DRB.” The Selectboard removed the word “appropriate” from Section 5.2 and added the word “adjacent” to Section 5.2(3). There was discussion about the meaning of “deemed approval” in Section 5.3 and the Selectboard agreed to clarify the term. In Section 5.4(6), the Selectboard changed “natural hazards” to “hazardous conditions.” Regarding Section 5.4-1(2), the Selectboard agreed that the original signatories, or their heirs and assigns, must request that the Master Plan be reviewed and readopted. Tom suggested some changes and additions to Section 6.1. Glenn and Bruce had no problem with the suggested changes.

- 4) Next meeting – The Selectboard scheduled another meeting for November 22nd at 7:30 AM to finish reviewing the zoning regulations.
- 5) Adjourn – **Bruce made a motion to adjourn the meeting at 10:05 AM. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison