

## WEST WINDSOR SELECTBOARD

Draft Minutes  
September 10, 2014

Present: Glenn Seward, Tom Kenyon, Bruce Boedtger, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 8:00 AM.
- 2) Changes or Additions to the Agenda – Email correspondence(Carolyn Sailer): Regarding the closure of Brook Road without notice, Bruce said he spoke with the Highway Foreman and, according to Mike, the road was only closed for half an hour. Bruce asked if there is a policy regarding road closures, or if there should be. Glenn said it's up to the Highway Foreman to use his best judgment. Since Mike is also the Fire Chief, Glenn said, he's sure the emergency access issues are factored into his decisions. Tom suggested posting signage for those times when Mike is aware in advance that he's going to be closing the road. Bruce said he apologized to Carolyn for the inconvenience, but agreed that those decisions should be left up to Mike. Tom wondered if reverse 911 would work in situations like this.
- 3) Announcements/public comment – None
- 4) Meet with Town Attorney concerning resort acquisition and related matters – Town Attorney Matt Birmingham was not present. Glenn said he spoke with Matt yesterday and would like to get together with him as soon as possible to work on the Memorandum of Understanding (MOU).
- 5) Discuss and act on matters concerning resort acquisition – Tom said the informational meeting scheduled for October 9<sup>th</sup> would be right in the middle of the rummage sale. Tom suggested changing the second informational meeting to October 13<sup>th</sup> instead. Bruce and Glenn agreed. Tom said he met with Paul Biebel and Dennis Brown yesterday to look at the base lodge. Tom said, according to Paul, it's well built and there's nothing wrong with the foundation. Tom said Paul suggested minor repairs to the roof until the town has enough grant funding to do more extensive work on the building. Tom said they talked about making the building energy neutral by installing insulation, solar power, and a geo-thermal heat pump. Tom said Paul suggested office space in the lower level to cover the costs of operating and maintaining the building. Glenn said he walked the easement trails with Dan yesterday and they're all okay, including the trails adjacent to the stream, although he would like some latitude to move things a little if necessary. Glenn said Dan would like us to prepare the MOU. Regarding the VT 50 connector trail near Win Johnson's house, Glenn said Dan asked if it could be moved onto Win's property. There was discussion about the need for beginner trails. Glenn said Dan is thinking about adding two more homes to his development plan for the area. Glenn said Dan is interested in reviewing the local permit process with Martha, whenever her schedule allows. Glenn said Dan also offered to attend the informational meetings and/or the town meeting. Glenn said he and Dan also met with Seth Warren yesterday and Seth said there are still some people who think the ski area could have been re-opened without a major investment of funds and they are wondering why that didn't happen. Glenn said the letter that goes out to voters needs to mention the \$10 million investment that would have been needed to get a commercial ski area going again. Glenn said Dan is willing to consider transferring the East Chair to the town once the outstanding tax issues are addressed. Glenn said he needs to discuss the possibilities with Kate Wanner at the Trust for Public Land. Glenn said he has

discussed refurbishing the lift with a lift maintenance contractor who says that the lift is salvageable. Glenn said he is not suggesting that the town pay to have the lift refurbished; he envisions the formation of a non-profit organization that would raise the funds to do that. Bruce said acquiring the lift would give the town more options down the road. Bruce and Tom agreed that the conversation is worth pursuing. Tom asked if the town will have the right to remove the foundations for the lifts that have already been taken down. Glenn said he will clarify that with Kate. Tom said the MOU should specify that we're acquiring the property "as is" as of a certain date. Glenn said this secures the concept for a valuable use of the property with no expenditure of tax payer dollars. Bruce agreed that the risks are minimal compared to the potential benefits down the road. Tom said he thinks town ownership will increase the value of the properties at the resort by removing a lot of the uncertainty about what's going to happen. Glenn agreed and said town ownership will facilitate the involvement of the property owners. Glenn said the Treasurer of the Mts. Edge Condo Association is extremely enthused about the town's plans for the property. Glenn said he has a conference call scheduled with the remaining property owners association representatives today at 4:00 PM. Martha noted the forestry aspects of the project; if we don't acquire it and the property is heavily logged then we've got no ski area, no trees and no trails. Tom said he thinks the biggest concern is the impact on taxes. Glenn said if we can reassure people that the tax rate won't change as a result of these decisions, then he thinks we'll be fine. Tom said he thinks a "No" vote would increase taxes for a lot of people because the property at the resort will continue to decline and the rest of the town will have to make up the difference. Glenn said he is meeting with the Planning Commission this morning to review the discussions to date. Glenn said Kate is close to having the option agreement put together. Glenn noted that the town won't see the agreement as it is between MFW Associates and TPL.

- 6) Adjourn – **Glenn moved to adjourn at 8:45 AM. Bruce seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison