

## WEST WINDSOR SELECTBOARD

Draft Minutes  
September 5, 2014

Present: Glenn Seward, Tom Kenyon, Bruce Boedtke, John Broker-Campbell, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 8:00 AM.
- 2) Changes or Additions - None
- 3) Announcements/Public Comment – John Broker-Campbell from the Southern Windsor County Regional Planning Commission was present to speak with the Selectboard about applying for a Hazard Mitigation Grant to update the local hazard mitigation plan. The Selectboard agreed to review the application and put it on the agenda for consideration on Monday.
- 4) Review Brownsville-Hartland Road culvert proposal & consider awarding contract – **Glenn moved to accept the revised proposal from Daniels Construction dated September 3, 2014 in the amount of \$99,750 for the culvert work and \$16,500 for the slope work with the funds for the culvert work coming in part from a state structures grant that has already been awarded in an amount that is very close to that and the \$16,500 coming out of the highway budget or out of reserve funds. Bruce seconded the motion.** Tom asked if the abutting property owners have granted permission for working outside the right-of-way. Glenn said we have verbal approval on the upstream side and written approval on the downstream side. We're waiting for written approval on the upstream side. Tom asked if the October 15<sup>th</sup> deadline is still in place. Glenn said yes, unless Daniels works with the rivers program to change it. Tom asked if the Highway Foreman is in favor. Bruce said yes. **Glenn called for a vote on the motion, which passed unanimously. Bruce moved to authorize the Chair to sign the contract on behalf of the Selectboard. Tom seconded the motion, which passed unanimously.**
- 5) Discuss and approve warning for October 14<sup>th</sup> Special Town Meeting – Glenn said Trust for Public Land (TPL) is encouraging the town to include the requested \$50,000 match in the warning. Glenn said, based on research by Martha and Cathy, it's clear that surplus/reserve funds are under the Selectboard's discretion but it's his opinion that the amount should be included in the warning. Glenn read his draft of the warning. Glenn said Matt Birmingham has not weighed in on the wording yet. Bruce was okay with the revised wording. Tom said he would like to be more specific on "certain properties." Glenn said hopefully we'll have more specificity after the meeting on Sunday. Glenn suggested holding off on approving the warning until Monday. Tom and Bruce agreed. Cathy said the warning has to be posted 30 days in advance of the meeting.
- 6) Meet with Town Attorney concerning resort acquisition and related matters – The Town Attorney not present.
- 7) Discuss and act on matters concerning resort acquisition – Glenn noted that the Selectboard has not yet received the concept plan for the Mile Long Field development from the property owner. Glenn said his site visit with the property owner has been changed to Sunday morning at 8:30 AM. Glenn said property owner Dan Purjes has spoken with Kate Wanner from TPL about the area around the base lodge and Kate indicated that the town needs that property for recreation and large events. Glenn said he and Dan will look at the base lodge area on Sunday morning. Tom noted that he had a good conversation with Alex

in Senator Sanders' office about making the base lodge a green building and he thinks Dan could benefit by pursuing a green housing development. Glenn said he hopes the town and the property owner can work out an agreement that is mutually beneficial on Sunday when all the parties are present. Tom said he would like to see access through the resort rather than Coaching Lane. Bruce agreed. Bruce said there are a lot of permits that the property owner will have to obtain through the town and the state. Bruce expressed concern about the Selectboard's ability to react to a concept plan if they don't see it until Sunday morning. Tom noted the Selectboard's responsibility to the voters and their obligation to work within the regulations. There was discussion about whether a Memorandum of Understanding (MOU) is going to be prepared on Sunday. Glenn said that's certainly possible with both attorneys present. The Selectboard agreed that substantial progress needs to be made on Sunday, preferably including a written agreement. **Glenn moved to go into Executive Session to discuss real estate negotiations. Bruce seconded the motion, which passed unanimously.** After discussion, **Glenn moved to come out of Executive Session at 8:53 AM with no action taken. Tom seconded the motion, which passed unanimously.**

- 8) Continue meeting – **Glenn moved to continue this meeting until Monday, September 8<sup>th</sup> at 8:00 AM. Bruce seconded the motion, which passed unanimously.** The Selectboard agreed to warn additional meetings for 7:30 AM on Saturday and 10:00 AM on Sunday.
- 9) Reconvene – At 8:00 AM on September 8<sup>th</sup>, Glenn reconvened the meeting that began on Friday, September 5<sup>th</sup>, and was continued until this morning. Glenn said the Selectboard met yesterday with all parties and made considerable progress in moving the resort property acquisition project forward. The progress made toward securing a portion of the trail system that is on resort property gave the Selectboard incentive to continue talking with TPL about the acquisition of approximately 500 acres of resort property. Glenn said discussion also continued regarding the acquisition of Hotel Road, the water system, and the base lodge. Glenn said he feels the Selectboard needs to concentrate on finalizing an MOU for the trail easements and getting information out to the voters. Glenn said he also thinks we need to get other boards and committees informed. Glenn said Matt Birmingham and Kate Wanner are working on the warning language for the special town meeting. Glenn said he'd like to ask Martha to come up with an FAQ sheet. Bruce agreed that we should get a draft circulating. Tom asked if a co-op would take over the water system from the town. Glenn said we need to figure that out. Glenn suggested a hybrid fire district or another responsible management entity. Glenn said he doesn't want to assure anyone that the town is going to take it over until we have a clear sense of how the whole thing is going to work. Bruce agreed that the warning gives the Selectboard authorization to acquire the various properties; it doesn't mean that it's going to happen. Tom suggested engaging the water users to find out how they feel about all this. Glenn said there may be some merit in the town owning it as long as it's not a drain on the Selectboard's time or the tax base. Glenn said if the town controls the water supply, the town controls development in the area. Bruce agreed and noted that municipal ownership is working as far as the sewer system is concerned. Regarding Hotel Road, Bruce asked who is going to help with the associated costs. Glenn said if the town accepts Hotel Road, we'd just have to maintain it as well as we can within the existing budget parameters and apply for state grants for structures and paving. Tom reiterated the concept of making the base lodge a green building. Glenn said the voters are going to ask how much it's going to cost them. Tom said he thinks it will be

rented or leased. Glenn said we have to figure out how we can get it into reasonable shape without any impact to the taxpayers. Glenn suggested sustainable harvesting as one way to provide income to renovate the building, maintain the trails, etc. Glenn suggested a non-profit organization to oversee the management of the trail system. Bruce asked what it's going to take to make the base lodge habitable. **Glenn moved to go into Executive Session to discuss a potential real estate purchase. Bruce seconded the motion, which passed unanimously.** After discussion, **Glenn moved to come out of Executive Session at 8:34 AM with no action taken. Bruce seconded the motion, which passed unanimously.** The Selectboard talked about sending out a postcard letting the voters know about the dates for the special town meeting and the informational meetings. The Selectboard tentatively scheduled informational meetings for October 1<sup>st</sup> and October 9<sup>th</sup>. Glenn asked Bruce and Tom how they would feel about allowing non-resident property owners to speak at the town meeting. Tom suggested allowing them to speak at the informational meetings but not at the town meeting. Bruce had no objection.

- 10) Adjourn – **Tom moved to adjourn. Glenn seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison