

Town of Londonderry - Board of Selectmen

Special Meeting

MINUTES

Monday August 8th, 2016

6:00 p.m.

Approved September 19, 2016

1. Call meeting to order

Board Members Present: Steve Prouty, Paul Gordon, Wayne Blanchard, Will Reed and Bill Wylie

Steve Prouty called the meeting to order at 6 p.m.

Paul announced that the website is still having problems. It was up for 24 hours but the issue has resurfaced and it is still being worked on. He said that Oliver Olsen has offered to help with his expertise, and Paul said because we thought it was fixed we had not gone forward with that but will.

2. Additions or deletions to the agenda

3. Pay Orders

Passed around for review and signing.

4. Local Control Commission

- Rotary Club Beer Festival Permit

Roger Delgiorno was in attendance. He said the Rotary Club has been organizing for the past year they have been organizing to the event to raise money for scholarships. The festival will run from 12 to 10 p.m. on Saturday September 3rd. They will have four bands at least, and hoping for a good turnout that will turn into an annual event. It will be at the Mountain Plaza behind Jake's Restaurant, with parking behind the shopping center in the field out back. Will asked who would receive the scholarship funds. Roger advised they are interviewed by committee and are usually BBA, Leland and Grey or Green Mountain graduates that receive them. They provided 3 last year, one to each school.

State liquor control has reviewed the site and the site was alright, just needed the OK to the now. Paul asked if it was connected with the liquor license for Jake's. It is not.

Paul said he has been involved with the Rotary as he will be doing some sign work for the event. Paul said in preparing for the State permit, they reviewed the long standing Town ordinance, and interpreting, there is a clause that there will be signed form to approve such an event. Kelly put together such an approval form. The Board needs to sign that. Paul said the clerk signs the State permit. The local permit is so that Town knows that the event is happening and gets the okay from the Board.

Paul moved to approve the Londonderry Permit for the Beer Fest to be held on September 3rd. Bill seconded. Motion passed with all in favor.

Steve said for further discussion, looking at the ordinance, he said we might want to require that all State permits be in place prior to approval.

5. Old Business

a. Enman Engineering Proposal

Paul said he had sent a summary and overview to the Board previously with the cost totals. For budgeting purposes, Duane indicated he some surplus in the Road department so there is funding to pay for it. He recommended discussion and a motion to approve the \$6725 for services to begin the permitting process and early engineering for a sand/salt shed on the Prouty Land.

Steve asked Duane about the surplus and how the cost would impact. He said his projected savings was basically because of a mild winter and less usage of salt or sand. He is not sure if there will be surpluses in other areas. Some of the surplus has been used to buy fabric for the Haven Hill Project. While he didn't have the numbers with him, he thought the salt savings alone was around \$28,000. The fabric came from the sand savings. Nothing else has been used and other line items seem on track and not over budget on other items. He said there may be some issues with the road side mower, which may need to be considered. Steve said even after spending the \$6725 we would still have a decent surplus.

Steve asked about paving and he said if there was more left over he would like more paving done. Duane said also we need to remember that savings in the highway budget stays in that budget. This expense would be related for the salt/sand shed for the usage by the highway crew.

Paul noted that this is just looking to approve the initial steps in the process. Additional expenses of other studies which may need to be done on the property.

Paul made a motion to expend \$6,725 out of the highway surplus budget for the engineering through Enman. Will seconded. Motion passed with all in favor.

Will was unclear about the contract and the extra line items. He would like something that says what we are agreeing to. Paul said the back of the Work Authorization, under fees, it outlines the 5 items that total the amount approved. Bill said he has some questions around these. No field services budgeted. He said someone would have to do the survey work unless we have one updated, some work to do the Act 250 process, building design, etc. Paul said the regarding field services, they did not feel they need additional surveys, unless there is data requested that is not in the aerial survey. It would only be budgeted if needed. Bill asked about disposal of hazardous material and the other things they do not do, as they were not requested. If something was found, how do we handle? Would it be an added fee and then it would be charged per hour? Steve said we will be back as the process goes along anyway, and we could look at additional costs that may come from what happens in the first process. Bill also asked about permits limited to the town zoning process. He asked who would go to the State for the ACT 250 and water resources. Steve said it seemed we did not need such a permit in talking with ANR to see what would be required. Bill also noted there seem to be a lot of engineering

listed – how many do we really need? He also mentioned mileage – are we paying them to come back and forth? Will asked about additional services. Paul referred everyone to the fee schedule which explains this. Anything extra would have to be approved.

b. Salt/Sand Shed

Paul said he wanted to know if there were other building types that the Board was interested in looking into other than the Quonset hut style, such as stick built, pole building, metal fabrication, and others. Paul said he started with the canopy cover and has some preliminary info on a pole building. He said while Enman starts the engineering, the Board needs to decide on size and type of building for moving forward.

Electric is a consideration, and he has inquired about solar and that may be more feasible than getting power to the site. Bill asked with solar if there is a way to store the energy which would be used mostly at night. Paul said it was asked to power 6 flood lights and enough power to run the block heater on the loader. It would include the inverter and storage. Will inquired if another structure would need to be built (BE BUILT) to contain that? Paul said it would need a portion of the building to house it. It does not need to be heated but should be insulated. Depending on building type would depend on putting it as an array versus on the building. Bill was curious about cost for running the power underground. He offered to contact Green Mountain Power for costs. Tina said the cost at Pingree was about \$8,000. Duane said the connection is different so not a good apples-to-apples comparison.

Bill said looking at other building types might make sense. He was at Stratton and saw a similar style building and the poles are aluminum. Given that there is salt, would this be an issue? Tina corrected that they are steel not aluminum. What is the life span? He also wondered if it was possible to lease such a building? Will said he hadn't thought of that, but if it was an option it could be considered. Paul said he thinks this is a permanent structure. Wayne suggested looking into a wooden structure which might last longer. Bill asked Duane how big the building really needed to be – it was decided about 42'x60' for a year's worth of storage. Paul said he had 80' long written down. Duane asked if there are any Board members that would like to visit some of the garages around that are different types. There is a wooden structure in Weston, State garage is Stick built, North Bennington has the Quonset hut style, and others not far away. Steve said he would be interested to go, and Bill said he would too, depending on time of day. Wayne reminded that if there are 3 Board members, it would have to be warned. Will is also willing to check some out. Duane thought it would make sense to do during the day to talk with the staff at each site about the structure any issues, etc. Duane said he could do that work and then go visit evening or weekends. Will suggested an email to come up with days and times.

Will asked if we know the advantages and disadvantages of the different options. The Quonset huts seem to be affordable and Steve said they are quite popular now. Will said he hopes we can hide it behind the hill because of aesthetics. Steve said we should have two options in case that is something that bothers people. There was a discussion on the opening locations, as both ends would be open to access both sand and salt. Will (SAID WE) need to decide how it would be split in the space. Bill said prevailing winds come from the West.

Paul said they would need to look again at what dimensions make the most sense, and from conversations.

Bill suggested visiting the Quonset hut style first since we have had the most discussion. Paul will find out about other styles in the area from the company he has spoken to. Some discussion as had about securing the types of buildings and best materials given usage of salt.

Bill asked about how much the total project will cost – estimated at \$100,000. Steve said he felt that was a fair number, depending on other engineering, etc. That is why it is important to look at the different structure types, as it can eliminate some costs or add in others.

August 17th is the date that the Board decided to try to get a few members together to go with Duane to go review some of the building options in the area.

6. Adjourn

Wayne made a motion to adjourn. Will seconded. Motion passed with all in favor. Meeting was adjourned at 7:25 p.m.