

Town of Londonderry
Board of Selectmen – Special Meeting
Tuesday June 28th, 2016
Minutes
APPROVED July 7, 2016

1. Call meeting to order

Board Members in Attendance: Steve Prouty, Paul Gordon, Wayne Blanchard and Will Reed

Steve Prouty called the meeting to order at 5:05 p.m.

2. Additions or deletions to the agenda

a) Pay orders

b) Approval of financial management questionnaire for State Auditor

Paul made a motion to approve the additions to the agenda. Wayne seconded. Motion passed with all in favor.

3. Pay Orders

Passed around for signature.

4. Discussion of sand/salt shed

- Steve outlined that we have had to move our sand from the State garage. Salt needs to be out by June 30, 2017. We need to look at size, location and construction type. Seeking to find funding support via grants for the project.
- Paul has looked at past research from 1999-2002 with site planning, and costs which were evaluated at that time. They were considering a sand and salt building, separated by a wall with a small storage area for equipment. There were two sites considered at that time.
- Basic info on pole building and canvas cover-all shed style.
- Steve acknowledged the Buxley's who are the land owners to the North, are in attendance.
- Size – accumulate a winter's supply, or resupply with a contract for the winter? The latter is more desired as it would be smaller construction. Steve said getting salt later in the year has not been as much of an issue as in the past. Wayne said that sometimes there are shortages so need to anticipate the need/delivery. Town would get State bid price for VTrans District 2.
- Duane would like a minimum of three storms in storage, or approximately 200 tons of material. 1 ton of salt equates to 25 cubic feet of storage. State figures 1 yard is 1.1 tons. Old salt shed at the garage held about 150 tons. Wayne said look at building a little larger to hold more like 500 tons to cut down the need for deliveries.
- 24'x 48' building stacking salt at 9 feet would provide space for 384 cubic yards. For these dimensions, for a pole building without a permanent foundation, based on the numbers Paul has, would be approximately \$40,000 - \$50,000 installed, not including flooring or site work.
- Will noted it might not be much more cost to make it a little bigger and allow for more savings in the long-run with need for less deliveries. Duane added that having it larger to accommodate with some sand storage so that it helps with equipment usage.
- Use about 1,000 tons of salt over the course of winter based on averages from the past 15 years.

- Sand building would need to be larger. We use about 2,700 tons per year. The ability to have it delivered depends on conditions. Sand building will come after the decision
- Can use pre-formed blocks versus poured foundation to make it movable in the future if necessary. Paved flooring and then blocks on top. Other options Quonset hut or stick-built.
- Stephanie suggested deciding on two sizes that are desirable and get pricing on different build styles.
- Citing on south end of Prouty land, behold the knob to be less visible to the road. Other site would be more visible. Paul thinks putting it at the first citing would be the least visually intrusive.
- Will suggested the hut style, with a quarter for sand storage, and then salt in the rest. If ever build another sand storage facility, then blocks could be removed. Wayne asked if all sand could be stored up there outdoors and move in the rest as needed. Should have at least a couple of storms worth of sand at the facility for ease of use. Also we will need electric set up (old quote was \$5,000), and some type of storage for equipment.
- Steve said we will need to take all this back to Planning Commission. Paul said he thinks that based on past info, we should be okay with them if we follow past site recommendations.
- Mr. Buxley's biggest concern is keeping the salt contained and not getting into his well. Steve noted that permits and related State agencies will be involved to ensure that is not an issue. Containment considerations will be made. Duane said runoff to the river would be a concern we also need to address. Site 1 would be approximately 160' to the river.
- Paul said we will need to decide if we want to look at one plan and a vote, or multiple plans to be considered. Also, we should have a plan to pay for the project in the event we do not get any grants. Need to figure out what to present and when to the voters.
- 42' x 60' span building would be around \$40,000 per Paul. Another \$10,000 approximately for concrete, and the additional cost for site work – probably around \$80,000. Duane asked if it was easy to add on to – wanting to make it longer in the future – asked Paul – he wasn't sure, but sealing the canvas pieces could be problematic.
- Will said look at the biggest building we could utilize and what is the smallest option. We had a need to store both – if we do it ALL at once, we may save money in the long run.
- Duane suggested we provide old plans for preliminary site location and dimensions to planning commission to get that ball rolling.
- Paul said next PC meeting is July 11th. Ask to talk with them at that meeting, and then the Development Review Board July 20th. Both meetings are at 7 p.m.
- Steve noted this is all very preliminary and that there will be more opportunities for public input and hearings.
- Duane asked what the Board's thoughts were on budgeting and if it will be all in highway, town general, or capital expenditure. Paul and Steve said a capital expenditure at a special meeting prior to Town Meeting. Duane said we do have some surpluses and will end the year with a surplus. Stephanie suggested some of that be applied, and the difference as a capital expense.
- Paul wants to make sure we have done all of our research and present fully to the voters or possibly an alternative plan. Will suggested presenting what the Board agrees on and if not supported, then have backup plan that can be presented.

5. Financial Management Questionnaire approval

- Annual requirement to the State of Vermont Auditors.

Will made a motion to approve and sign. Wayne seconded. Motion passed with all in favor.

6. Possible moving of meeting location to Prouty Land to continue discussion

- At 6:20 p.m. meeting was moved to the Prouty Land to review the locations from old plans for the proposed project.
- There was discussion at the proposed site regarding siting. Will commented that it would require a lot of earth movement based on where it seemed it would be from the drawings that were previously done. Duane said if they could rent a machine, he would have no issue with the highway department doing the work.
- Steve noted that there had been other possible uses for the land proposed in the past and our needs over the next few hundred years may change. The proposed siting would allow for other projects to potentially take place.

7. Adjourn

Wayne made a motion to adjourn. Paul seconded. Motion passed with all in favor.

Meeting adjourned at 6:45 p.m.