

**TOWN OF RIPTON
SELECTMENS MINUTES**

Date:	Meeting No.	Start:	End:	Next Meeting	Next Time
01-28-03	2003-02	7:35	10:00	02-10-03	7:30pm

Attendees:	William Ford and Lauren Cox, Selectmen; & Timothy Hanson, Town Clerk.
Visitors:	Richard Collitt, Vice Chair, Ripton Planning Commission. David Manning, to discuss the trailer on his land.
Minutes:	Minutes for 01-13-03 were reviewed and signed.
Approval Actions:	Reappointed Erik Eriksen as Fire Warden. Signed the Certificate of Highway Mileage for the State of Vermont. Agreed to allow the hazardous waste collection to take place at the Town Office—the Solid Waste District want to be near a phone during these events, and there is not one at the Fire Station or Town Shed.
Orders:	Orders for 01/28/03 were reviewed and signed. Total for Roads: \$3,250.00, and for General Fund \$3,771.40.

Item Number	Subject	Start Date	End	Action
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Town Meeting 2003—New Business

03-02-Tmeet-a	Town Meeting 2003	01-28-03	Ongoing	
	<p>The Auditors found no problems with the Town’s books for 2002 (with the exception of the lack of a “Fixed Assets Account” which describes and puts a value on roads, land, building and equipment that the Town owns. We have never had this account, but may have to start one if we are to meet new Federal accounting guidelines.</p> <p>The Board reviewed the budget for 2003. The nearly level-funded budget was adopted for 2003. The Board decided not to list certain one-time expenses in the regular budget line, since it distorts year-to-year comparisons. Examples this year include the cost of the new roof for the Community House and the Enhancement Grant.</p> <p>The Board declined to warn a civil disobedience article relating to Act 60 proposed by “React 60.”</p> <p>The Board also declined to warn several items proposed by State Senator Doyle relating to the Governor’s term (from 2 year to 4 year) and a “top vote getter wins” for statewide officers, because these items were not generated by local interest but rather by an effort outside the Town.</p> <p>Reviewed Selectmen’s narrative and Selectmen’s budget narrative for the Town Report.</p> <p>Adopted the Warning for Town Meeting 2003—see copy filed in the records and with these minutes.</p>			

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Zoning—New Business

03-02-Zone-a	Zoning Regulations Hearing	01-28-03	01-28-03	
<p>The Board called the public hearing on the reconsideration of the new Zoning Regulations at 7:30. There were no members of the community present to discuss the proposed regulations. Laureen Cox moved, and Mr. Ford seconded, and both voted in the affirmative to adopt the regulations as emended, and to vote on them at Town Meeting this year. The Clerk will prepare the ballots for Town Meeting.</p>				

03-02-Zone-b	David and Melissa Manning Trailer	01-28-03	pending	
<p>The Board discussed with David Manning the trailer that is on his land without a permit. He said that it has never been hooked up permanently as a dwelling, but he acknowledged that the structure was on his land without a permit. Rather than go to court to enforce the Zoning Regulations, Mr. Manning proposed that he either get a permit to store the trailer on his land temporarily, or that his brother Eric get a permit to place the trailer on land that Eric owns (which is adjacent to David's). The Board encouraged Mr. Manning to pursue these options, and gave him a deadline of one month (two Selectmen's meetings from now) to have this issue resolved with the Zoning Administrator.</p>				

Parking Lot Grant—Old Business

00-18-Park-a	Parking Lot Grant; Route 125 Enhancement Grant	09-11-00	Ongoing	AJ
<p>Little new for this meeting. Mr. Ford said that his understanding was that drawings would be forthcoming that show sufficient detail for construction.</p> <p>Still no reimbursement yet from the State on this project.</p>				

Roads—Old Business

02-06-Roads-a	Truck Traffic on Route 125	03-25-02	Ongoing	TH
<p>Nothing new for this meeting.</p>				

Community House Furnace—New Business

03-02-Chse-a	Community House Furnace	01-28-03	TH, AJ	
<p>The Community House furnace failed last Sunday—Kim Kimler noticed it after the monthly pot-luck supper. MacIntyre's tried to fix it that day, but found that there was a great deal of fuel in the power vent, which caught fire and put a great deal of smoke in the building. The Fire Department was called, and put out the fire, and vented the building to minimize the smoke damage. There was no fire damage as such, but the power vent was destroyed. MacIntyre got another one installed on Monday, and the building now has heat. There was no plumbing damage, as the building's pipes had been drained by the</p>				

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Coffee House Committee.

The building does have a fine film of soot on it. VLCT insurance is coming on 01-29-03 to inspect the damage, and has instructed the Town not to have anyone except a professional cleaner take care of this mess. The air ducts may need to be cleaned as well. The Clerk's office has been trying to get cleaners to take care of the problem, but most of them are unavailable since there has been a lot of house damage recently because of the extreme cold weather. One cleaner is coming on 1-29-03 to give an estimate.

The Clerk's office felt it necessary to cancel the Coffee House for next Saturday, since there is no way the building can be cleaned and ready by that date. The building will be ready for Town Meeting.

Community House Roof—Old Business

02-15-Chse-a	Community House Roof	08-12-02		TH
<p>The Clerk reported that Wilson Contracting, the low bidder on the roof project, said that he has reviewed the drawings for the new roof, and found nothing in them that would cause him to alter his bid. The Board provisionally awarded the bid to Wilson Contracting pending written documentation from him that his price includes the snow rail.</p> <p>The next step is to have color choices presented to the Board so they can speak with the Historic Commission about which color would be acceptable.</p>				

Old Town Office—New Business

02-15-Oldof-a	Old Office Rental	01-27-03	Ongoing	
<p>Verizon has declined to rent the old office for the next ten years. The Board will offer the building to rent as soon as the contract expires.</p>				

William Ford

Lauren Cox

Ronald Wimett