

**TOWN OF RIPTON  
SELECTMENS MINUTES**

<b>Date:</b>	<b>Meeting No.</b>	<b>Start:</b>	<b>End:</b>	<b>Next Meeting</b>	<b>Next Time</b>
04-14-03	2003-07	7:40	10:15	04-28-03	7:30pm

<b>Attendees:</b>	William Ford and Lauren Cox, Selectmen; & Timothy Hanson, Town Clerk.
<b>Visitors:</b>	Warren King to discuss the future of Pearl Lee Road.
<b>Minutes:</b>	Minutes for 03-24-03 were reviewed—to be signed at the next meeting.
<b>Approval Actions:</b>	<p>Approved use of the Lincoln Road for the annual “Bikes for Books” ride-a-thon with the usual proviso about monitoring the road and placing signs for safety.</p> <p>Revised driveway access permit application received from Timothy Leary. It was mailed to Ron Wimett for his review, and he is unable to attend this meeting. Application will be reviewed at the next meeting.</p> <p>Declined to join Addison County Chamber of Commerce at this time.</p> <p>Adopted Sexual Harassment Policy dated April 2003 as required by State law.</p> <p>Named driveway that accesses multiple properties off the Lincoln Road “Burton Lane,” pending the Burtons’ approval of this name. (The right-of-way through the properties passes through their land.)</p>
<b>Orders:</b>	Orders for 04/14/03 were reviewed and signed. Total for Roads: \$11,280.61, and for General Fund \$4,955.88.

Item Number	Subject	Start Date	End	Action
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**Zoning—New Business**

03-06-Zone-a	<b>Poritz Subdivision</b>	03-24-03	Pending	
<p>Mr. King, Chair of the Planning Commission, was present to discuss a subdivision request from Mr. Poritz for land off Pearl Lee Road. He said that Mr. Poritz is requesting subdivision permits (under the new regulations) for three land-locked parcels. He needs to get rights-of way easements to these three properties before permits can be issued.</p> <p>The issues involved include:</p> <ul style="list-style-type: none"> <li>• The location of the Town’s trail right-of-way. It is important to establish this in order to be clear where Mr. Poritz may or may not build driveways (or houses or camps, for that matter). The Board agreed that the Town would bear the cost of finding and surveying the trail right-of-way—“The Town ought to know where its own road is.” The Board was unwilling to relinquish this trail right-of-way as it could be a valuable recreational resource.</li> <li>• It might be possible to locate the old road (now a legal trail), but the maps do not make its location entirely clear and orthophotos do not show it at all. Mr. Poritz is fairly sure he knows where</li> </ul>				

## TOWN OF RIPTON SELECTMENS MINUTES

the road is, as are Gary and Chris Smith (who grew up in the area and know it well). Also, Jim Blanchette, who owned the camp at the end of the Pearl Lee many years ago, might know where the road is. On the other hand, Mr. King walked the area recently and says it is all grown up and may be impossible to locate. It may be that the easiest course of action is to have the landowner and the Town agree to a trail route that at least approximates the old road's right-of-way, have it surveyed, then consolidate the right-of-way with quit-claim deeds. It will be important to make sure that the trail right-of-way ends up in Lincoln where their old Ripton Road was so that the trail is continuous with a Lincoln Roadway or trail.

- Alison Joseph (Assistant Town Clerk) has done some research in the old land records and Town Proceedings Books to try to locate a specific reference to this road. She had found some leads but nothing specific at this point. She will continue her research.
- The Planning Commission has the authority to require Mr. Poritz to upgrade the Class 3 portion of the Pearl Lee to Class 3 standards. Mr. Poritz would be free to designate rights-of-way for driveway access through his own land without using the trail, but it will be important to find where the trail is so that the trail is not crossed without Town approval.

The Board concluded that if Mr. Poritz wants a three-lot subdivision, he will need to bear the cost of upgrading the Class 4 portion of the Pearl Lee to Class 3, though a narrower width might be acceptable. If he were to do that, the town would designate the Road as officially Class 3, which would require that the Town maintain it (plowing, grading, repairing, etc)—but the Town would receive additional State Aid for Roads.

If Mr. Poritz wants a single 100 acre lot, he would not have to upgrade the road.

In any case, the trail right-of-way must be defined so driveways and building are not located on it. The person who recently bought the 104 acre parcel from Mr. Poritz needs to be informed by the Town that his parcel has a Town right-of-way through it, and that the Town will need to work with him to locate it and define it.

### Zoning—Old Business

03-02-Zone-b	<b>David and Melissa Manning Property</b>	01-28-03	Pending	
The Clerk returned to the Manning's property and noted (and photographed) the trailer. It has been partially demolished. The Board were satisfied that some steps had been taken to deal with this structure, and will hold off on legal action so long as the trailer continues				

## TOWN OF RIPTON SELECTMENS MINUTES

to be disassembled. The Clerk will continue to keep an eye on the building.

The Clerk has contacted the Solid Waste District—they will follow up with the Sheriff on the burned trailer.

### **Parking Lot Grant—Old Business**

00-18-Park-a	<b>Parking Lot Grant; Route 125 Enhancement Grant</b>	09-11-00	Ongoing	AJ
<p>Alison has not been able to find any grant monies to pay for the removal of the old fuel tank during the parking lot grant project.</p> <p>There was no other business relating to this enhancement grant.</p>				

### **Roads—Old Business**

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

### **Community House Maintenance—Old Business**

03-02-Chse-a	<b>Community House Maintenance</b>	01-28-03	TH, AJ	
<p>The Board approved installing a new 20 gallon hot-water heater in the Community House. The old one has rotted out after more than 25 years. MacIntyre’s will do the work soon—the building is rented for the weekend. The Board requested that the water heater be put on a concrete “pill” to elevate it above the usual floor level to protect it from flooding.</p> <p>There was a “no-heat” call on 4-10. The fuel tank was empty—Agway filled it and re-started the furnace. It was not cold enough for the lack of heat to contribute to the leaking hot water tank.</p> <p>McIntyre Heating has a key to the Community House.</p> <p>The building is being used a great deal in April.</p> <p>The refrigerator has been running for a while and seems ok.</p>				

### **Community House Roof—Old Business**

02-15-Chse-a	<b>Community House Roof</b>	08-12-02		TH
The Historic Commission voted the color “Charcoal Grey” for the roof color. The Clerk will inform Wilson Contracting over the phone and in writing so they can get started.				

### **Road Sign on the North Branch (Warner/Sauerwald)—New Business**

03-06-Sign-a	<b>Warner Sign</b>	03-24-03	On-going	TH
The Clerk has ordered a new sign with “Warner” and an arrow in a different format from the usual road signs. This should be delivered tomorrow or the next day. The Clerk did not ask to have the E911				

**TOWN OF RIPTON  
SELECTMENS MINUTES**

number on the sign because the road is to be named and, once it is, the Warners will have a new E911 number. As soon as the Sauerwalds and Warners decide on a road name, the Town will install a conventional road sign, as it does for any named road.

William Ford

Lauren Cox

Ronald Wimett