

TOWN OF RIPTON SELECTMENS MINUTES

Date:	Meeting No.	Start:	End:	Next Meeting	Next Time
04-28-03	2003-08	7:35	10:15	05-12-03	7:30pm

Attendees:	William Ford and Lauren Cox, Selectmen; & Timothy Hanson, Town Clerk.
Visitors:	Warren King and John Anderson from the Planning Commission. (See Poritz Subdivision) Steve Kimball and Jim Allen from the National Forest Service. (See Purchase of Land)
Minutes:	Minutes for 03-24-03 were signed. Minutes for 04-14-03 were reviewed and signed.
Approval Actions:	<p>Still waiting for the revised driveway access permit for Timothy O’Leary. The Clerk believes that this permit application is with Mr. Wimett, who is unable to attend this meeting due to a death in his family.</p> <p>Will allow Mr. O’Leary to bury power and telephone lines in a conduit under the North Branch Road so long as the conduit is buried at least 4’ below the deepest point the Town might ever ditch, warning tape is used; and he photographs the work so that the Town can file this activity in the records.</p> <p>Approved the Treasurer’s request for a Town credit card with a \$2,500.00 credit limit.</p> <p>Reappointed Jeremy Grip and Laurel Kritkasky as delegate and alternate to the Addison County Regional Planning Commission. We are looking for a delegate to the Transportation Advisory Subcommittee.</p> <p>Signed a “Letter of Conformance” that confirms that the Town Plan is in line with the Addison County Solid Waste District Implementation Plan.</p>
Orders:	Orders for 04/28/03 were reviewed and signed. Total for Roads: \$817.11, and for General Fund \$23,267.99 (\$20,000.00 early payment to the School—the School was short for the most recent payroll—but State Aid funds will be deposited May 1 st to cover expenses for the balance of the year).

Item Number	Subject	Start Date	End	Action
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Zoning—New Business

03-06-Zone-a	Poritz Subdivision	03-24-03	Pending	
<p>Mr. King and Mr. Anderson from the Planning Commission were present to continue the discussion about a subdivision request from Mr. Poritz for land on the Lincoln and the Pearl Lee Roads.</p> <p>The conclusion of the discussion is summarized in a “Scenario for Poritz Subdivision” memo prepared by Mr. King and filed with these minutes. The underlying basis for this decision is based on the Town Plan and Zoning Regulations, which discourage development in out-lying areas away from established road and services.</p>				

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A summary of the conclusions of the Selectmen and the Planning Commission:

- The Town will establish, survey and maintain the Town's trail right-of-way through all the land to the Lincoln line. This will be at the Town's expense.
- If Mr. Poritz wants a 4-lot subdivision, he will be required to upgrade the Class 4 portion of the Pearl Lee to Class 3 standards. Mr. Wimett (through an earlier conversation with the Clerk) estimated the cost of this would be about \$40-\$45 per foot, and that the Town's road standards would not allow the road to be built narrower than the class 3 standards allowed, as had been proposed earlier. For the length of road involved, this would be an expense close to \$150,000.00.
- The Town would thereafter classify the road as a Class 3 road and take over all maintenance of the road.
- Mr. Poritz would not have to upgrade the road if he kept the parcel at 100 acres.

Mr. King will report this decision in a letter to Mr. Poritz.

Mr. King and Mr. Anderson stayed for the next portion of the meeting, which involved the National Forest's interest in some of these parcels of land.

National Forest Purchase of Land in Town—New Business

03-08-NtFor-a	Purchase of Land in Town	04-28-03	Ongoing
	<p>Mr. Kimball (District Ranger, National Forest Service) and Jim Allen were at the meeting to get the Selectmen's approval for them to pursue the purchase of several lots in Ripton. These lots (shown on maps filed with these minutes) are off the Pearl Lee Road and Lincoln Road—some of the same lots at issue in the previous item.</p> <p>The Board agreed that the so-called Ziaja lot was suitable for National Forest acquisition, since the lot is very wet and it is unlikely that a house could be permitted on that site, even though there is a camp there.</p> <p>The Board said that they would not oppose the acquisition of the Eric Manning lot by the National Forest so long as a 10-acre lot along the Lincoln Road is subdivided from it first. This is in conformance with what the Selectmen believe is Eric Manning's plan in any case—to sell all of his land except a homestead lot.</p> <p>The Selectmen did not approve the acquisition of lots 1, 2 & 3 of the</p>		

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proposed Poritz subdivision. These lots abut the Lincoln Road and seem to be appropriate for residential development. They would not, however, oppose the acquisition of the remaining lots on the proposed subdivision map. If the National Forest acquired these lots, upgrading the road would no longer be an issue.

Zoning—Old Business

03-02-Zone-b	David and Melissa Manning Property	01-28-03	Pending	
<p>The Manning’s trailer continues to be demolished piece by piece. The structure is no longer habitable. This makes the issue one of solid waste disposal and not an issue of zoning any more. The Clerk will continue to keep an eye on the building.</p> <p>The Sheriff plans to investigate the burned trailer later this week.</p>				

Parking Lot Grant—Old Business

00-18-Park-a	Parking Lot Grant; Route 125 Enhancement Grant	09-11-00	Ongoing	AJ
<p>The Board reviewed a drawing from Otter Creek Engineering that will be presented at the public hearing on May 5th. This plan consolidates all the input from the Selectmen, the Planning Commission, VTRANS, and the Conservation Commission. The drawing looks a great deal like the plan the Selectmen recommended earlier in the process. The Board had three specific comments:</p> <ul style="list-style-type: none"> • The ‘natural path’ surface needs to be a material that is not subject to erosion, since it is under the drip edge of the Community House roof. • Will there be a formal section view of the planting area and curb? This detail is currently shown in pencil. • Does the plan show that the culvert under Route 125 needs to be lengthened to accommodate the pathway? <p>The Selectmen were otherwise satisfied with the plan.</p> <p>The Selectmen were informed that there are two sections of pedestrian bridge that were used as a temporary bridge at a project in Proctor for sale at a reduced price. These are appropriate for our project with weathered steel rails and a fir deck. The sections are long enough that they may be installed on concrete pads outside the floodway of the river, so that no river work for abutments and so on would be required.</p> <p>The Board was a little concerned about the length of the bridge sections (52’ or 66’), and requested that Otter Creek draw a sketch of</p>				

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what it would look like here. The Board will consider acquiring the bridge if the drawing shows that it looks alright, if it is consistent with the plan, and if there is a way to swing the finances.

Roads—New Business

03-08-Roads-a	Summer Work	04-28-03	Ongoing	
<p>Need to schedule the annual VTRANS meeting.</p> <p>Mr. Wimett will have the roads swept next weekend.</p> <p>Mr. Wimett is continuing to grade the roads, though this is a little difficult since they are still wet in places. He has done the Dugway, North Branch and Lincoln Road.</p>				

Roads—Old Business

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

Community House Maintenance—Old Business

03-02-Chse-a	Community House Maintenance	01-28-03	TH, AJ	
<p>The new water heater in the Community House is installed.</p> <p>The toilets were not working after the North Branch School used the building for their school play. They have been snaked a couple of times, and are okay now. The North Branch School damaged one of the downstairs lights, and agreed to pay for a replacement.</p>				

Community House Roof—Old Business

02-15-Chse-a	Community House Roof	08-12-02		TH
Wilson Contracting will start later this week. The Clerk will make sure they have a certificate of insurance.				

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

03-06-Sign-a	Warner Sign	03-24-03	On-going	TH
The new “Warner” has been delivered. The Clerk will notify the Warners that the new sign will replace the one that is there now.				

William Ford

Lauren Cox

Ronald Wimett