

TOWN OF RIPTON SELECTMENS MINUTES

Date:	Meeting No.	Start:	End:	Next Meeting	Next Time
09-27-04	2004-19	8:10	10:30	10-11-04	7:30p.m.
Attendees:	William Ford, Ronald Wimett and Lauren Cox, Selectmen, Tim Hanson, Clerk, and Sally Hoyler, Assistant Town Clerk.				
Visitors:	Bruce and Curran Malhotra to discuss the purchase or lease of the old Town Office; Warren and Barry King, to discuss the Pearl Lee Trail; and Charles Martin, who stayed on after the hearing on the Town Plan. Also present were Paonia Ezrine N'Shailha, Emmie N'Shailha, Jeremy Grip and Bryan Alexander to discuss high speed internet.				
Minutes:	Minutes for 08-23-04 were signed; minutes of the 09-13-04 meeting were reviewed and signed.				
Approval Actions:	<p>Board voted to eliminate fees for permits for maintenance projects and Historic District Commission hearings for landowners within the Historic District.</p> <p>Barry King said that there is no need for the Sheriff to stop traffic at the Ridge Run this year. The Run has a plan to deal with traffic, and having the Sheriff patrol step in is just confusing. The Clerk will let the Sheriff know.</p> <p>Requested that the Clerk look into a mitigation grant program that might be used by Carol McKnight to work on the erosion of the riverbank by her house.</p>				
Orders:	Orders for 09/27/04 were reviewed and signed. Total for Roads: \$625.00 and for General Fund: \$5,769.92, and for the Fire Station Project: \$0.00.				

Item Number	Subject	Start Date	End Date	Action
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Town Plan—Old Business

04-12-Plan-a	Town Plan Hearing	06-28-04		TH & Bd
<p>The hearing on the Town Plan was convened at 7:35 p.m. Attending the hearing was Warren King, Chair of the Planning Commission, the Selectmen, the Clerk and Sally Hoyler, Assistant Town Clerk, and Charles Martin.</p> <p>Mr. Martin offered the only comments on the plan. He said that his lot is in a ten acre zone, but that there are only one or two lots in his neighborhood (from the intersection of Robbins Crossroad to Baker Bridge) that have more than ten acres. Most of the lots are much smaller. He read a list of lots and their sizes to make his point. He said that it seems like this area is developing into a new Town center, with the School, the Firehouse and the new private school. This makes this neighborhood appropriate for smaller lot development. He has been trying since 1989 (when Zoning was being considered) to get the lot size in this area lowered so that he can subdivide his 17 acre lot.</p> <p>Mr. King said that the Town Plan, which the Planning Commission has been working on for the last several years, is the guide for the direction of the Town, including our zoning regulations. The zoning map has not been changed since it was voted in with zoning in 1989.</p>				

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There is no consideration of changing the zoning map in this revision of the plan. The next revision of the Town Plan would be five years from now. The Zoning regulations will be looked at in 2005, and changes in lot sizes could be considered at that point. The only problem with that process is that changes in the Plan ought to precede the bylaws changes.

The Board made it clear that they would make no decisions either about adopting the Town plan or regarding Mr. Martin's concerns at this meeting. They requested that the Clerk make sure that there are no deadlines that need to be met regarding the Board's response to the plan.

Since there were no other comments, the Board ended the hearing on the Town Plan. At that point Warren and Barry King left the meeting. Mr. Martin stayed on for most of the rest of the meeting.

The Board entered deliberative session at the end of the meeting to discuss the matter raised by Mr. Martin. At the end of the deliberative session the Board voted to have the Clerk draft a letter to the Planning Commission recommending that they look at changing the lot sizes in three areas in Town: on the Lincoln Road as discussed by Mr. Martin; at the intersection of Maiden Lane and Route 125 and Reichert Lane; and the end of the Wagon Wheel Road.

The Board also requested that the Clerk obtain an up-to-date map of the zoning districts overlaid on the property lines.

High-Speed Internet—Old Business

04-12-HSInt-a	High Speed Internet	06-28-04		
	<p>Paonia Ezrine N'Shaiha, Emmie N'Shaiha, Jeremy Grip and Bryan Alexander attended the meeting to discuss the grant application to the State to help establish high-speed internet. The news is that the application has made the first cut, and the group believes there is a high probability that Ripton will get funding. If the grant is awarded, the hope is that high-speed internet could be rolled out sometime between November 2004 and June 2005. The plan would be to use existing towers so that permitting should not be an issue.</p> <p>The Board reiterated that there is no Town funding for Town input on this project. If it turns out that there is a role for the Town in administering the grant, this cost needs to be reimbursed to the Town through the grant. If there is a need for Town resources, this appropriation needs to be made at Town Meeting in March. Who actually receives the grant still remains to be clarified.</p> <p>Paonia Ezrine N'Shaiha asked about the final disposition of the equipment and the subscriber base at the end of the five-year term of</p>			

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the grant. The Board recommended that she draft a specific recommendation as to the disposition of these assets at the end of the grant period.

Paonia Ezrine N'Shailha requested that the Board write a letter of support for the project. The Clerk will draft such a letter for Board review at the next meeting.

The Board encouraged Paonia Ezrine N'Shailha to make sure that all permits are in place before any construction is started—assume a permit is needed rather than that one is not needed.

Fire Station—Old Business

04-07-Fire-a	Fire Station	04-12-04		TH & Bd
Nothing new on the project for his meeting. The Board requested that Tom Barden come to the next meeting to give a report.				

Zoning—Old Business

03-24-Trails-a	Pearl Lee Trail	12-22-03		
<p>The Board adopted the Trails ordinance at this meeting. The Clerk will advertise the ordinance in the paper as required for the ordinance to go into effect. The Clerk will also send a copy of the ordinance to Lincoln to see if it is helpful to them as they look for a policy to guide the use of the trail on their side of the town line.</p> <p>Mr. King said that he has walked the trail recently, and found that the first part of the trail was used as a logging road by Campbell and Poritz. They installed waterbars on the road after they were done, which probably has saved the road from further erosion. Other than the logging use, the road appears to be as it was last fall.</p>				

Parking Lot Grant—Old Business

00-18-Park-a	Parking Lot Grant; Route 125 Enhancement Grant	09-11-00	Ongoing	AJ
<p>The project is well under way. The bridge will be installed tomorrow. The quote for the installation is a little higher than expected, but within the range. The extra cost is due to the higher than expected cost of renting the crane.</p> <p>Richard Hosking will deliver additional granite curbing at no cost to the Town.</p> <p>The Board noted that the area in front of the Community House does not seem to conform to the drawings; it looks like there is more grass than was planned. The Clerk will check with Alison Joseph to see what this is about.</p> <p>The fill along the edge of the Natural Turnpike has been for the most part pushed back from the edge of the road, but its configuration</p>				

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does not meet the road standard. Mr. Grip said that he has a copy of the standards and will get the filled moved soon. He said that he will store some of the larger boulders on his lawn until he finds a use for them.

Roads—New Business

04-19-Roads-a	Paving	09-27-04	RW	
<p>Mr. Wimett will get Dupoise to pave as soon as possible. The paving on the Natural Turnpike will start near the Ogilvie property, where the paving left off the last time that road was paved, and go as far as the money will allow towards the Hanson property. This needs to get going as it will be too cold for paving soon .</p>				

Roads—Old Business

04-11-Roads-b	Road Signs	06-14-04	RW	
<p>Burnt Hill Road signs done. Brush still needs to be cut in front of road signs.</p>				

04-10-Roads-a	Ditching	05-24-04	RW	
<p>Lincoln Road ditching will probably be done by the next meeting.</p>				

04-07-Roads-b	Mapping of Road Conditions	04-12-04	Ongoing	TH/RW
<p>Nothing new on this issue for this meeting.</p>				

03-10-Roads-a	State Grant (Natural Turnpike Culvert)	05-26-03	Ongoing	
<p>There was one bid for the culvert—Champlain Construction. The bid is a little more than \$31,000, which when the \$5,000 engineering fees are added, still falls well below the \$48,000 in the budget for the project. Richard Hosking (“State road man”) approved the single bid, since the price was well within the engineers’ estimate.</p> <p>The Board agreed to have Champlain Construction replace the culvert just to the west of the big culvert while they are on site. Mr. Wimett has too much work to do to get to it this fall.</p>				

Town Buildings—New Business

04-19-Bldg-a	Town Office Maintenance	09-27-04		
<p>The Board requested that the Clerk contact a local contractor to work on the entrance of the Town office to make sure that it does not leak and freeze this winter. The wall/roof intersection needs to be re-flashed so that water does not run down the wall onto the floor. The door needs to be trimmed so that it does not bind on the concrete when that heaves. New weather stripping would make sense as well.</p>				

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Town Buildings—New Business

04-19-Bldg-b	Community House for Elections	09-27-04		
<p>The Board reviewed a letter from Vermont Protection and Advocacy relating to the use of the Community House as our polling place. They have surveyed the site and found several deficiencies. Some of these are easy to fix, and in fact will be done during the parking-lot renovation currently under way.</p> <ul style="list-style-type: none"> • A handicapped parking space will be designated • There will be a gravel path to the ramp. • The ramp needs to be repaired. The Clerk will contact a carpenter to get this done. • A sign needs to be placed on the building showing where the handicapped entrance is. • The rear door has no accessible handle. The Board refuses to place one on the back door, since these handles were used to vandalize the building. Some temporary handle system that might be used during voting could be considered. • The Board is not considering making one of the bathrooms ADA compliant, since this is not required for a polling place. 				

Town Buildings—Old Business

04-05-Bldg-a	Sale of Old Office	03-08-04	Ongoing	RW
<p>Bruce and Curran Malhotra attended the meeting to talk about the disposition of the old Town Office. They offered to rent or buy the building so long as the monthly cost did not exceed approximately \$200.00. Their total offer is \$18,000. The Board accepted this offer. The Clerk will work with the Town's attorneys to formalize the sale. A letter will be sent to Anjanette Sideway thanking her for her interest and letting her know of the disposition of the matter.</p>				

Junk Ordinance—New Business

04-19-Junk-a	Junk Car Ordinance	09-27-04		
<p>The Board reviewed a draft of the Junk Car Ordinance. The Board will consider adoption of the ordinance at a future meeting, after the Clerk has had an opportunity to review it with the Town's attorney.</p>				

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04-19-Em-a	Emergency Preparedness	09-27-04		
The Clerk still needs to consult with Ross Elliott about emergency preparedness, specifically to see if Silver Towers and the Middlebury College Breadloaf Campus have plans in place.				

Zoning Enforcement—New Business

04-19-Zone-a	Gover Zoning Violation	09-27-04		
The Board reviewed memo from Ed Hanson saying that Mr. Gover had not responded to a notice of violation for work on his property on the Wagon Wheel Road. The Clerk will contact the Town's attorney to get advice about how to proceed.				

William Ford

Laureen Cox

Ronald Wimett