

TOWN OF RIPTON SELECTBOARD MINUTES

Date:	Meeting No.	Start:	End:	Next Meeting	Next Time
1-23-06	2006-02	7:32	10:40	2-13-06	7:00p.m.
Attendees:	William Ford, Laureen Cox, Ron Wimett, Selectboard, and Sally Hoyler, Clerk.				
Visitors:	Susan Manning, Jim Devlin, Lyle Webb Sr., Marjorie Webb, Tim Hanson, and Warren King				
Minutes:	Minutes of 1-9-06 and 1-16-06 were reviewed and signed. Minutes from 12-12-05 and 12-27-05 were signed.				
Approval Actions:	Voted to hold a special Selectboard Meeting on Monday, January 30, 2006 at 7:30pm for the purpose of finalizing the warning for Town Meeting and the 2006 budget.				
Orders:	Orders for 1-23-06 were reviewed and signed. Total for Roads: \$4,770.00 and for General Fund: \$6,526.05.				
Reports:					
Road Commissioner Report discontinued until spring.					

Item Number	Subject	Start Date	End Date	Action
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Fire Station

04-07-Fire-a	Fire Station	04-12-04	Ongoing	TH & Bd
<p>Tim Hanson reported that the FEMA money should arrive within two weeks, and he still expects that the Town will receive the sum of \$100,000. He is working on final loan arrangements and figures. He suggested that the budget for the repayments be based on an assumption of 5% interest.</p> <p>All bills related to the repair of the septic lift have been received; copies will be sent to Tom Barden.</p>				

Zoning

	Verification of Compliance for S. Manning property	1-23-06	Ongoing	
<p>Present to discuss this issue: Warren King (Planning Commission/Zoning Board of Adjustment chair), Tim Hanson (Delinquent Tax Collector – delinquent taxes are owed on the property at issue), Susan Manning (property co-owner), Marjorie Webb (property co-owner), Lyle Webb, Sr. (Ms Webb’s husband), Jim Devlin (of Coldwell Banker Realty, handling the pending sale of the property).</p> <p>History: Susan Manning applied for a Verification of Compliance letter (VOC) on 9/22/05 for the house and land she owns with her mother and brother at 4225 Lincoln Road. This property is for sale and the Verification request was triggered by an interested buyer. Ed Hanson issued a letter on October 1, 2005 that states, “no permits and no verification of the capacity and condition of the property’s wastewater disposal system exist in the zoning files.” The Man-</p>				

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ning’s attorney, James Carroll, has written to Ed twice to make the point that there is a permit, issued by Rogers Rutters in 1990 and confirmed in 1997, and to ask Ed to issue a new letter. Ed does not intend to write another letter; he believes what he has written is accurate and best to protect the Town. He reiterates his belief that the Town should not issue these letters. Mr. Carroll respectfully disagrees with Ed. If Ed will not issue a new letter, Mr. Carroll would like an acknowledgement, such as a statement in the Selectboard minutes, to the effect that in the Town’s view there is no violation of its ordinances at this property. Ms. Manning attended the last Planning Commission meeting to ask for some resolution or discussion of this, but because what is in dispute is a septic issue, she was referred to the Selectboard. (The packet of support materials and memo from Alison Joseph, Lister and Planning Commission member, supplied in advance to the Selectboard for this meeting are filed with these minutes.)

Highlights of the discussion at this meeting were: 1) one particular sticking point seems to be whether the dwelling was “grandfathered” in when the 1994 subdivision occurred, 2) Ms. Manning did not formally appeal the VOC letter; no method of appeal was stated in the VOC letter; can she somehow appeal now?, 3) as an appeal involves filing a form to request a ZBA hearing and notification of the hearing in advance, Ms. Manning could begin the process now and fill out the form.

Ms.Manning filled out a request for a ZBA hearing dated this day 1/23/06. The Board concluded that a opinion from the Town’s attorney would be needed to know if an appeal is possible, and if not, then what other action is appropriate of the Selectboard or Zoning Board of Adjustment on this issue.

At this point, all visitors listed above left the meeting.

04-19-Zone-a	Gover Zoning Violation	09-27-04	Ongoing	SH
<p>In a memo to the Board, Zoning Administrator Ed Hanson reported that he performed an overflight of the Gover property and determined that the property was in compliance with the Consent Order and Decree (copy filed with these minutes). Mr. Hanson stated that Mr. Gover must now request a Certificate of Occupancy, and this will require a ground visit by Mr. Hanson to complete. Bill Ford wrote a note on Mr. Hanson’s memo asking him to provide a date to the Boards when he can conduct the site visit; this amended memo will be forwarded to Mr. Hanson.</p>				

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	Amendments to Zoning Bylaws	12-12-05	Ongoing	
	Pending Selectboard hearing of February 13, 2006.			

Community House

	Community House Floor Panel	11-14-05		
	Mr. Ford has discussed the project with Tim Price. They have decided not to use the salvaged metal grill Mr. Price had supplied, but will have a welded metal frame with a hasp lock prepared by Brown's Welding. Mr. Ford will continue to work with Mr. Price on this.			

Miscellaneous

	Recycling Trailer	10-10-05		
	The trailer has been moved to the town shed site. Mr. Wimett will provide the Clerk with a more detailed description of the trailer (including dimensions and gross vehicle weight) for the production ad that will be submitted to Vermont Local Roads for their Spring newsletter (at not cost).			

	Emergency Management Coordinator	12-12-05		
	The position has not yet been filled; a recent candidate has declined and another candidate is considering the post and will provide an answer by next meeting.			

	Middlebury College Gift-in-Kind	12-12-05	1-23-06	
	A check for \$9,996.78 was received on January 10, 2006.			

	Selectboard Administration Assistant	11-14-05	1-23-06	
	On January 17, 2006, Bill Ford offered the position to Debra Karpak and she accepted. The terms of employment are 1) she will begin February 1, 2006, 2) rate of pay to be \$14.00 per hour, 3) there will be a probationary period of 90 days after which there will be a review with the Board.			

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	Plowing on Class 4 Roads	12-27-05		
	<p>Town attorney, Ren Barlow provided a draft letter that the Town may send to persons reported to be plowing Class 4 roads (filed with these minutes). The Board reviewed the letter, and put forth questions to forward to Mr. Barlow: 1) should we send the letter by certified mail/return receipt?, 2) should the letter go to the landowner or contractor (if there is one we know of) or both?, 3) if we get no proof of insurance within 10 days (as specified in the letter) should we notify them that permission is revoked?, 4) should the Town be listed as an “additional insured” on their policy?</p>			
	Budget	1-9-06		
	<p>The Board continued work on the budget. Due to the late hour, the Board unanimously voted to hold a special meeting on Monday January 30 at 7:30 pm to finalize the budget and warning for Town Meeting.</p>			
	Town Report	12-27-05		
	<p>Town books were audited January 11, 2006 by Angelano and Co. A report will follow soon. Work on Town Report continues; scheduled mailing date is no later than February 22, 2006.</p>			
	Bridge Inspection Report	1-9-06	1-9-06	
	<p>Mr. Wimett ordered and received the paddle boards for the pedestrian bridge.</p>			

William Ford

Laureen Cox

Ronald Wimett