

Town of Stratton Selectmen's Meeting

November 12, 2012

Members present: Selectmen – Al Dupell, Larry Bills, Chris Liller, Greg Marcucci and Kevin Robinson; Road Foreman – Ralph Staib, Clerk – Kent Young; resident – Rona Hicks; Bob Sensor of WSWMD; also Kevin Douglass and Dave Dancosse of All Seasons Construction.

Al Dupell called the meeting to order at 7:30p.m.. Orders were reviewed and signed.

Brown Camp violation: Rona Hicks attended to state her complaint that the health violation at the neighboring Brown camp has not yet been removed. Kent Young explained that the Town Attorney had informed the Town that the procedure used to proceed against this health violation, as detailed in the Stratton Zoning Bylaws, is not a legitimate method, and therefore, he does not recommend proceeding in that way. He recommended another venue supported by the statutes. The Town Attorney had forwarded examples of the correct method to follow, which were passed along to the Health Officer. No State statute gives the Town the authority to remove an unsafe structure as outlined in the Town's Zoning Bylaws. This issue was on the agenda because the Health Officer had requested that the Clerk ask for assurance from the Selectmen, acting as the Board of Health, that they will agree to follow through with the proper process if he starts it. The owner of the property passed away this year, and no estate has yet been opened in VT. Efforts by the Town Attorney have not been successful to acquire the property for the Town and then remove the violation or convince the owner's family to transfer it to another neighbor who is also willing to remove the violation. Rona Hicks complained that this violation should have been removed years ago, when she first addressed it. Al Dupell stated that the problem at this point is that the Zoning Regulations are wrong and, therefore, the Town will have to step back and begin the correct process. Kent Young said that the incorrect procedure regarding unsafe structures will be removed from the Zoning Bylaws during the ongoing revision to the Zoning Bylaws currently being conducted by the Planning Commission. At this time, Rona Hicks left the meeting.

Transfer Station: Bob Sensor of the Windham Solid Waste Management District (WSWMD) attended to discuss plans for the Stratton Transfer Station. The Board discussed with Mr. Sensor, the fact that the Town intends to set up single-stream recycling. Currently, Stratton is investigating the possibility of cooperating with the Stratton Resort so that property managers can dispose of their refuse and recyclables at the resort's facility, which currently processes commercial refuse and recyclables only. This will free up one compactor at the Stratton Transfer Station which can then be converted over for single-stream recycling – a program offered by Casella Waste Disposal, with whom the Town currently contracts for refuse removal. Stratton's recycling produce is small and WSWMD's profits from Stratton are minimal and will be almost non-existent if the switch is made. Stratton, however, intends to remain a member of WSWMD, as the district continues to offer other benefits for the town. Mr. Sensor understood the situation and would like to continue a relationship with Stratton. He said he would help us evaluate any refuse / recycling contract we intend to enter into. Upon conclusion, Mr. Sensor left the meeting.

Salt / Sand Shed: All Seasons Construction representatives, Dave Dancosse and Kevin Douglass were present to discuss estimated costs to build a structure to the design drawn up by the firm of Lamoureux and Dickinson. Estimates were higher than expected, due to the extent of the excavating and the amount of concrete necessary for such a building. The Selectmen considered additional changes to the plans to minimize the cost – changes include raising the floor by 12" to 16" to reduce the amount of excavation, lowering the ceiling to 25' and reducing the size of the building to accommodate 2000 cubic yds of sand, 1000 cubic yds of salt as well as room for the chloride storage tanks; they also considered reducing the size of the turn-around at the top, and also the addition of bollards to protect the doors. All Seasons will take these issues into consideration and re-estimate the project so that the Selectmen will be able to determine an amount to budget for this project next year. At this time, Dave Dancosse and Kevin Douglass left the meeting.

Town Garage Project: The septic system has been adequately repaired and the insulation has been re-taped. These were the only remaining items which the town had considered to be unresolved with the completion of the new Town Garage; therefore, Larry Bills moved to release the remaining \$8553.00 due Quinn Co.. Greg Marcucci seconded. All concurred.

Road Crew Issues: 1) Ralph Staib stated that he has not yet found a Grader school for Chris Liller and Stuart Chapin to attend. 2) The Selectmen agreed to get a tire container for the Transfer Station. 3) The security camera was installed, but the technician told Ralph Staib that it needs an internet connection to work. The Selectmen asked the Clerk to have Mike Blais of Countryside Lock and Alarm attend the next meeting to discuss this issue. It has been a year since they were supposed to have completed the installation of the security system at the garage and it is still not completely installed. 4) Ralph Staib said that he has hydraulic studies and pricing for replacements for the culverts on Old Forrester Rd. and County Rd..

Brown Camp violation (cont.): The Selectmen reviewed a request from Ray Hawksley, Health Officer, for a consensus from the Select Board whether they will follow through if he issues a "Notice of Intent" against the Brown Camp, as detailed by the method forwarded by the Town Attorney. The Selectmen agreed that he should do so.

Stratton Mountain Access Rd. Treetop repair: Al Dupell asked for a motion to accept Stratton Corp.'s offer of \$38,000.00 toward repairs to the Stratton Mountain Access Rd. performed last year. Greg Marcucci so moved. Chris Liller seconded – all concurred. Al Dupell will discuss the appropriate paperwork needed for this transaction with Sky Foulkes.

Minutes: Chris Liller moved to approve the Selectmen's minutes of October 22, 2012. Kevin Robinson seconded – all concurred.

Adjourn: Greg Marcucci motioned to adjourn at 9:45p.m.. Kevin Robinson seconded. All were in favor and the meeting adjourned.

Minutes by:

David Kent Young