

Town of Stratton Selectmen's Meeting

February 27, 2012

Members present: Selectmen – Al Dupell, Larry Bills, Chris Liller, Greg Marcucci, Kevin Robinson; Architect – Mark McManus; SMS Head Master – Chris Kaltsas; and Clerk – Kent Young.

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

Town Garage: Mark McManus was present and discussed with the Selectmen the status of various problems that should be resolved with the project before it can be considered complete. As for the condensation remediation, Quinn Co. is reworking the vapor barrier to comply with the specifications. The Selectmen agreed that they should seal it until the cold weather is over and then open it back up to ensure it dries correctly. Modifications are also being considered to ensure humidity in the building is minimized. Greg Marcucci noted that the heating system still does not operate correctly. The radiant in the floor remains cool, while heat apparently is being provided by the flow through the modines, which is too low for the blowers to kick on during a routine day. When temperature is low enough in the building to activate the blowers, they blow cool air because the system temperature is set low. They are not “quick recovery” heaters as was the Town’s intention for having them installed. It was also noted that the Mechanical Engineer had designed them into the system so that they have continuous flow through them which does not allow them to be configured for the higher temperatures needed for quick recovery. Mark McManus said he will continue to discuss a resolution to the problem with the Mechanical Engineer. The Town continues to withhold the final payment. At this time, Mark McManus left the meeting. Chris Liller stated that Countryside Lock and Alarm still have not completed installation of their system.

Stratton Mountain School: Head Master, Chris Kaltsas was present to discuss an additional (3rd) access into the facility, as part of a construction project currently under review by the Planning Commission. Approval of this additional access by the Selectmen is a requirement for the project, as stipulated by the Planning Commission. Mr. Kaltsas explained that the intent is to allow its use during warm weather months only. Additionally, when in use, it will be an “Exit Only” access and traffic shall only be allowed to turn right (uphill). The Access line-of-site will be cleared appropriately. The seasonal control for this exit will be by gate, which will be closed during winter months. The gate will be installed in accordance with the Town’s ordinance controlling such gates; therefore, it will open automatically for emergency vehicles as discussed in the ordinance. Mr. Kaltsas also discussed the need for the stretch of Brazers Way in front of the school to be designated as a school zone – this was also the conclusion of the Planning Commission, which stipulated that costs for the upgrade should be the responsibility of the school. The Selectmen will investigate the changes required per State and Federal codes for this upgrade. The Selectmen concurred with and approved the above changes. Chris Liller so moved. Larry Bills seconded. The Clerk agreed to produce the documentation necessary for the Zoning Permit. At this time Chris Kaltsas left the meeting.

Penny Ave. Bridge Replacement: The Clerk stated that the bid notice had been published and several companies are interested in bidding it. Bids are due March 12, 2012. There have been questions presented by bidders associated with the plans. This has brought to light a dilemma. Kent Young said that in discussion with the Engineering Co., who upgraded and approved the plans – McFarland Johnson – they believe that they are no longer under contract with the State. They are happy to answer questions, but they will need a contract in place to do so. They, therefore, have presented a contractual proposal to the Town, so that they can be compensated for any additional involvement in the project. The Clerk presented the proposal, but, when it was scrutinized, it was

discovered that it differed from what he had understood it to be. He had understood that it would include the bid review, but it was written only for answering questions during the bidding process. The Selectmen did not agree with this proposal. The Clerk will contact the engineering company about the discrepancy.

FLEET Permits: The Selectmen reviewed and approved an excess weight permit for Newport Sand and Gravel Co. / Carroll Concrete Co.. The Chairman signed the permit.

Minutes: Greg Marcucci moved to approve the minutes of February 13, 2012. Larry Bills seconded – all concurred.

Reapportionment: The Clerk explained that Stratton has been placed in a Two-Representative District (Bennington 3), which includes Sunderland, Arlington, Shaftsbury, Sandgate, Glastenbury and a portion of Rupert. The legislature has left it up to the BCAs of the two largest towns, Shaftsbury and Arlington to decide if the district will divide itself in half to vote for one representative per each sub-district or to allow all voters in the district to vote for two representatives. In discussion with Rep. Browning, who currently represents Arlington, although we have no official say, she recommended that the town give and forward its opinion of the matter to the said BCAs. The Selectmen and Clerk agreed that it would be beneficial to the town to share a single Representative with half the district, rather than to deal with two representatives who both advocate for the whole district. The Selectmen are still dissatisfied with the result of the reapportionment, as we are extremely isolated from the rest of the district we were thrown into. The Clerk agreed to forward the request back to Rep. Browning, who had agreed to inform the appropriate BCAs of our opinion.

Adjourn: Chris Liller motioned to adjourn at 9:30p.m.. Kevin Robinson seconded. All were in favor and the meeting adjourned.

Minutes by:

David Kent Young