

**THE DELANEY PROPERTY
DEVELOPMENT AND PLANNING COMMITTEE
Unofficial Minutes
Regular Monthly Meeting: November 14, 2016 at 7:00 P.M.
Wells Town Office**

Members in Attendance:

Tim Makepeace, Chairman, Richard Holcomb, Vice Chairman, Tracee Rupe, Treasurer, Felix Reed, Ellen Malona Strange and Joe Phillips.

Audience in Attendance: Kevin Moffit and Bill Alexander

Meeting called to order at 7:00 P.M. by Chairman, Tim Makepeace.

Discussion ensued about the cancellation of the last scheduled meeting for the month of October which fell on the holiday of Columbus Day.

Approval of the September 12, 2016 Minutes: Motion to approve the minutes made by Ellen Malona Strange, 2nd by Tim Makepeace, motion carried.

Treasurer's Report: Tracee Rupe advised that we have \$27,462.81 of which \$18,462.81 is the Fund Balance and \$9,000 was budgeted for 7/1/16-6/30/17 tax year budget.

Discussion ensued regarding amount needed for the next budget. Committee discussed costs should it decide to recommend the construction of a pavilion. Sheldon had given an estimate for a concrete slab and piers at \$7,000. Morton pole barn 30 x 40 with 9' ceiling and open walls, gables enclosed (not ceiling) metal soffit & fascia was estimated to be \$20,420.00. Curtis Lumber materials only for a 30' x 40' building with 9' ceiling was \$4,683.55. Excavation and site work including stone and gravel was roughly estimated by Richard Holcomb to be \$10,000.

A consensus was that \$5,000 should be requested towards the construction of the construction of the pavilion. Further discussion about plans for the property included projected cost of \$200.00 for signage on trails. Top dressing of the road so cars could pull over when kids walking was estimated to take 20 loads of gravel at \$100/load for a total of \$2,000 from North Street to the trail over the Delaney Cross Road.

Motion then made by Tracee Rupe to request \$8,000.00 be put in the Town Budget for the 7/1/17-6/30/18 tax year, Motion 2nd by Ellen Malona Strange, Motion carried with a vote of 5 in favor and 1 opposed, Motion Carried. Tracee Rupe volunteered to go to the next Selectboard Meeting and make the recommendation on behalf of the Committee.

Town of Wells Delaney Woods:

Bill Alexander gave a presentation with maps. He indicated that Slate Valley Trails and volunteers from Green Mountain College had completed the yellow trail (0.7 miles) which he referred to as SVT RT 1 and the Loop (0.4 miles) which he said could be named and suggested Hoots Loop with 300 hours of volunteered labor.

There was some discussion about why the trails were so loopy and Bill indicated the state makes them build the trails according to standards with switch backs to reduce runoff. Bill indicated that they were trying to stick to the

system laid out by Chris Stone, forester. He said they had started the Blue Trail but had stopped when hunting season started per the Committee's instructions. Bill presented 3 maps.

Joe Phillips voiced opposition noting that there were too many trails and expressed a concern that children might be injured if they encountered bikers proceeding down the trails quickly.

Much discussion was had about how many trails were planned for the Delaney Woods, how much use they would get and concerns were expressed that too many biking trails would ruin it for the hunters who currently enjoy the woods.

Town of Wells Lakeside Park: Tracee Rupe asked whether the dock had been removed for the season. Richard Holcomb said yes and that he had stored it at his home as he did last year.

Public Comment: Taken throughout the meeting.

The Next meeting: Next Regular Meeting (2nd Monday of the month) December 12th, 2016 at the Wells Town Office at 7:00 P.M.

Richard Holcomb made a Motion to Adjourn the meeting. Motion 2nd by Felix Reed. Motion carried, meeting ended at 8:17.

Dated this 12th day of December, 2016.

Tracee Rupe, Acting Secretary in the absence of Cathy Walker