

Official Minutes
Delaney Committee
Sept.11,2017

Members In attendance: Felix Reed, Joe Phillips, Rich Holcomb, Ellen Malona, Tim Makepeace, Tracee Rupe, Cathy Walker

Audience: Linda Phillips, Joel Pliner, Fran Gilman, Tammy Holcomb, Paul Woodruff Jr.,

Meeting was called to order at 7:00pm.

There were no copies minutes to approve, Cathy will bring them to the next meeting.

Tim asked Rich about the drainage for the footing of the pavilion, and Rich said we may go with footings, or possible not.

Tim Makepeace recused himself from the discussion of the use of the Lakeside Park landing for the weed harvesting operations of the Lake St. Catherine Conservation Fund (LSCCF). He left the room.

Rich asked for a review, with Joel's input, the process the LSCCF had been thru before they asked our committee about accessing the lake thru the Lakeside Park, via an old farm road there. They told us of working with the various state agencies in seeking a site to land Hungry Harvey – the weed harvester they will be using to manage milfoil and open little lake for boating and other uses. They are currently using John Gentles' landing and yard, which abuts the Lakeside Park. There was discussion about the support of the Delaney Committee to help the harvesting work, and our willingness to open the old farm road up to the LLCB. But the committee does not support the use of our boat launch or dock area for this

activity. Rich reminded us that the Select board has the final approval for decisions about Lakeside Park.

There was discussion of how the operation works. Fran told us that it takes about 1.75 loads of weeds to fill a 31' trailer. The harvester has a conveyor belt to off load into the truck. They expect to have 3 loads a day, 5 days a week, from 10:00am thru 4:00pm. On the weekends they can off load at a place on the east side of little lake, to keep the park available for public use.

Joel and Fran told us that had come to the meeting to let us know that they had been approached by Ron Bremer about the proposed road. He has seen the marker that had put in place near the old milk house road. After learning about the very complex and arduous process of permitting the LSCCF must navigate for the proposed landing site, he suggested they use the boat launch/dock area at the park instead of reopening the old farm road.

Tammy and Paul offered that they had talked with Ron about this idea, but the select board had not formally approved it yet. It is on the agenda for their next meeting on Sept. 19, 2017.

Tracee voiced concern that Delaney Committee was not consulted before a decision was made by the Select Board to allow LSCCF to harvest weeds at the beach area of the Park. She indicated she had been at a previous Select Board Meeting where Joel Pliner had asked if the LSCCF could harvest weeds from the current beach area at Lakeside Park and Tammy Holcomb had said no, and that many reasons were discussed. Tammy indicated that Ron was not at that meeting.

Tracee said she had seen this operation in the past, and it is a smelly, dirty process that will ruin the atmosphere of the launch area, and put kids, as well as adult users, at risk. It attracts bugs and other pests. The trucking would have a damaging impact to the road and launch area with so much daily use. Why not use the site they have permission for the weekend use? She thinks that the launch area is inappropriate, and incompatiable with the Lakeside Parks purpose.

Fran explained that using the launch site would save a great deal of time, effort and money. The state has at least 2 departments within the Agency of Natural Resources, they must get permits from, and approval from the Army corp. of Engineers as well. Tracee said the involvement of the Army Corp. of Engineers seems unusual since the state of Vermont passed laws governing the wetlands and shorelines years ago. Fran states they are still required to get their approval, tho it

is mostly a rubber stamp after the state requirements are met. The launch offers a much better access, as well as a time, money and headache saver.

Tammy stated that Ron Bremer was not at the initial meetings last year, when all of this had been discussed and reviewed. He was not aware of the decision of the select board to turn down the use of the boat launch/dock area.

Cathy raised the question that the Vermont Land trust conservation articles may not allow the use of the dock area if it interferes with public use. The VLT has approved the new proposed landing site and opening the old farm road, as long as all the state permits are in place. Rich made a motion that the committee supports the harvesting operation by the LSCCF. That we support them using the old farm road as access to the lake, but not the launch/dock area. Ellen seconded it, and it passed unanimously. Cathy asked what the committee can do to help them in the process. Joel said writing a letter of support when the time comes will be useful. Rich suggested we could also begin to clear some of the brush from the old road. We need to protect the old milk house from further deterioration by removing the trees near it. Felix noted we must keep safety in mind. Some of the roots go into the foundation, and 1 tree may hit a line if not taken down properly. Joel said that LSCCF would get the trees. Tammy stated that the Town needs to do this for insurance issues. Joel said they have some quotes, and he will bring them to the select board to help the process. Tammy said they will need to check the budget as well. Rich asked if we can remove the brush from the area. Tammy said yes if no one uses a chain saw due to insurance concerns. We were going to ask Green Mtn. Power if they could take down the trees that may hit the power lines.

.

Tracee presented the treasurer's report. We currently have \$26,978.27 on our account. There have been no expenses or deposits in the last month. We also have an additional \$8000.00 for the 2017-2018 fiscal year. That makes a total of \$34,978.27.

The committee has received another letter from Kevin Moffit regarding the misspelling of his name in the July 2014 minutes. The committee apologizes to Kevin for this error. It is also noted that corrections to minutes must be presented at the meeting following their posting so that they can be added before the minutes are approved. Cathy will see if the correction can be added to the website or not.

Cathy will check with Nora to see how long minutes are kept on the website. There is a limited to what we are required to keep. Tim suggests checking with The Vermont League of Cities and Towns for some information on this.

Cathy read Bill Alexander's letter to the committee regarding naming the new trail, trail signs, and the shape of the parking lot. There was discussion about naming our trails. Tammy reminded us that the trail is part of our property (Town of Wells), and that final approval of the name is up the select board. The committee agrees that we are open to Slate Valley Trails (SVT) suggesting their choice of a name for it. They have done the hard work and we want to acknowledge it. We are comfortable with their choices for the other 2 trails in the woods. The committee listened to the suggestions, Cathy likes Yogi's Twist, Tracee suggested they consider Buck Snort. We talked about signage for the park. Bill has shown us some samples in the past of a plastic sign. Ellen and Cathy said there are currently small wooden sign markers. Tammy reminded us that the VLT has a size restriction on signs for the property. Cathy will write a letter to SVT about the trail name, and invite them to come to a meeting to talk about signs and how we can work with them to get signs made and up. The committee will also talk with the select board about the parking lot. It will need some more work and well as mowing. The committee is also reluctant to post a map of the trail until we have all the names in place. It was noted that there was a construction ban in the wood during hunting season. We will have to check the minutes from last fall to be sure of the date. It was mentioned that posting signs is very different from trail construction.

Tim presented a list to the committee of the steps in the process of building the pavilion at Lakeside park. Establish the size of 30' X 40', and the site. Secure the building permit from the state. Get a design and have it approved by an engineer. He believes that an engineer must approve the excavation, foundation, back fill with perimeter drains and the erection of the structure.

Discussion ensued about the construction method. Rich feel that sinking pressure treated poles in the ground and then pouring the slab creates a much stronger structure that will not shift or snap off. He feels setting poles on top of a cement

slab allows for hinging effect that can fail in high wind. He said cement will shift, but sunken poles will remain solid.

Tim suggested the need for perimeter drains as moisture in the ground, trapped under the slab, will cause frost and heaving. Rich agrees we can combine both, sinking poles in the ground and then putting in perimeter drains around the slab/foundation, with frost walls.

Tim advocated having an engineer approve the plans to assure we build a sound and lasting structure as well as limit our liability for any errors or problems that may arise. All agreed. He also suggested we have some plans drawn up with the spec for the roof pitch, placement of rafters, etc. It was agreed on as well. Tim thinks Curtis lumber has some pole barn kits, and will check with them to see if they offer a set in a 30" X 40", and get a set of plans from them. Rich made a motion to approve up to \$500.00 to have a design drawn. Ellen seconded it, and it passed. Rich offered that Donny Smith ??? know a man who lives at the lake who would like to help us with our building. He thinks he might be an architect or an engineer. Rich will follow up on this offer of help. Ellen, Tim and Rich will all try to locate an engineer that can review and approve our plans. Rich made a motion to approve up to \$500.00 for engineer's fees. Joe seconded it and it passed. Ellen said she needs to have a design and site to complete the permit application for the state.

Tim said he would bring the information to the next meeting.

We all have tentatively accepted the site for the pavilion Rich has marked out. It is about 150 feet from the shore, relatively flat, and close to the parking area.

Pam for VLT has given us a written approval for an installation of solar panels to power the needs of the park. No commercial installations are permitted. The committee oked going ahead with sighting the building to accommodate solar panels at some future point. Cathy will contact Bill LaBerge who has volunteered to do a solar sighting evaluation for free.

Cathy distributed copies of the letter of collaboration from the Vt. Urban and Community Forest Program. This letter is required for the grant, and outlines the process they will follow to help us gather information, and write a forestry management plan. It outlines our required participation. There was some discussion, and Tammy noted that a town representative need to sign it. Cathy will fill out the letter form and bring it to Nora before the next select board meeting. It

will be signed at the meeting. It also asked for a contact person from the town/committee. Cathy volunteered to do this. Ellen made a motion to appoint Cathy as the contact person for this grant. Tracee seconded it, and it passed.

Rich made a motion to adjourn the meeting, Joe seconded it, and it passed. The meeting was adjourned at 8:53pm.

Comment from the audience was taken throughout the meeting.

Submitted this day, Sept. 14, 2017 by Cathy Walker Secretary.

