

**The Delaney Planning Committee  
Official Minutes of Special Meeting  
August 21,2017**

Members in attendance:

Felix Reed, Tim Makepeace, Tracee Rupe, Cathy Walker, Ellen Malona, Rich Holcomb, Joe Phillips

Attending was Tammy Holcomb, Paul Woodward Jr. Ron Bremer, Cherry Hopson, Stan Martelle Sue Holcomb, and Dave Ricard

Meeting inside the Town of Wells Select board meeting of August 21, 2017

Meeting called to order by Rich at 7:05pm.

Select Board was addressing the bids for starting to build the pavilion.

Stan Martel commented that the proposed location was too far from the parking lot and shore. Rich said we'd address that later in the meeting.

Two bids had been submitted to Delaney for the pavilion project. Paul opened them. The first from Wits and Waite bidding \$8,765.00 for excavation, and \$13,200 to pour the cement slab.

The second is from K.T. construction for a total of \$17,600.00. It did not break out the excavation and cement costs.

Rich said he would talk with Ken Town (K.T.) to find out the delineation of costs.

Stan questioned how we can ask for a bid without a set location.

Tim and Rich commented that in the light of feedback from town folks and committee members we need to talk about the location of the pavilion. They had talked earlier and wanted to say that the committee is not prepared to move forward at this point. We lack an engineer approved building design, no permit from the state, and now no set location.

Tim said he had had a conversation with Jonas and learned that there are grants that can help with the funding but they won't be available to apply for until next summer.

There was more discussion about the location. Tracee gave an overview of the factor involved in making our choice for the proposed location. State regulations deem we need to be 250 feet from the shore line or must apply for a permit. The survey of last spring results that showed overwhelming support for the pavilion, and the committee's desire to move forward with this project. We all agree we need to have more time to create a well sited and built pavilion.

Tammy said she had hoped we would have had the location set by this point.

Ellen explained that she had spoken to the state official who would issue the permit. It is much simpler and easier than we had been told. Ellen learned that if we set the pavilion at least 100 feet from the shore line we would most likely be able to get a permit for it. The permit it's self is a 3 page application. Not too difficult. Felix commented that it was going to be a hard choice no matter who makes it. He had put marker 105 feet from the water for perspective.

Most of the committee agrees that if the permit is not an arduous process we would be open to moving the location of the pavilion closer to both the parking lot and the water.

Tammy stated that the select board and the Delaney committee need to visit the site and reconsider the location. She also asked the committee to create a time line for the project by the end of September. Need to have the location and design by then.

The town road crew has agreed to volunteer to do the excavation work for the site, at their overtime rate. Tim asked Dave when in the spring they would have a window of time to do this work. May was the most likely time Dave felt they would be available.

Felix asked if we would move the rocks at the perimeter of the parking lot for the pavilion? Only for construction was the answer. We also need to look at the soil composition to determine what considerations we need to have in place for the foundation. The soil has clay, Felix and Tim agreed, so that means we need to put in drainage under the foundation to compensate for the water level. Cathy volunteered to look for grants to help defray the cost of construction.

Ron suggested we table the bids until the committee is more prepared for this project. Paul seconded the motion, and it passed. Rich said he was reluctant to call the contractors as it might seem as if he misrepresented the committee. Paul agreed to do so.

Tammy told us that the Modern Woodman of America has just purchased new picnic tables and offer the old ones to the Lakeside park. They are in good shape, but need a bit of TLC. We were all in favor, and very grateful again to the MWA.

Rich told Cathy that there is some concerns about possibly adding solar panels to the pavilion roof in the future. Ron stated that the VLT conservation agreement restricts them. Cathy said she was not familiar with that clause, and would consult Pam Burlingame, the VLT office we work with.

Rich made a motion to adjourn the meeting, Felix seconded it, and it pass. Meeting adjourned at 7:45pm Public comment was taken through ut the meeting.

Submitted this day, August 24, 2017 by Cathy Walker, secretary