

Minutes of Regular Meeting of the Hogback Preservation Commission
5 p.m. Monday, September 11, 2017
Marlboro, Vermont Town Office

Four members present: Mike Purcell (chair), Malcolm Moore, Christine Colella, Sarah Grant, and guest: Diana Todd (HMCA)

Absent: David Elliot, Ed Metcalf

Meeting was called to order

The meeting started with an informal discussion of what can be done at a meeting without a quorum: decision was reached that a 'record of a meeting' can be created, but not official 'minutes.' Discussion also involved who would receive minutes after they are created. Decision was reached that the minute taker would forward them to Mike (chair) and they would be circulated among the HPC members for approval/amendment before being forwarded to Marcia. Malcolm will ask Marcia for clarification about what notes should be kept when there isn't a quorum.

5:15: Christine arrived and we were able to have a quorum.

Agenda was reviewed.

Malcolm made a motion to approve the minutes from 1/9/17, 3/13/17, 5/8/17, motion was seconded and approved unanimously.

Reports

a. Chair's Report: no business besides old and new business

b. HMCA Report: Mention of the summer program, Benedict's cottage, ESH, new director, social media presence. All mentioned in more detail in the HMCA activity update. The ESH had a productive work day and has 4 more scheduled for the fall. There was a question about cutting a few trees on the top of Hogback to improve the view, Jennifer at VLT thought that would be acceptable without a change in the management plan. There was discussion about the possibility of changes to previous land trust agreement and easement rules. Current rules include giving equal weight to conservation and recreational use. The land trust rules include provisions for harvesting, and may exclude not harvesting lumber, although that was uncertain.

c. SVNHM Report: n/a

5. Old Business

1. Biodiversity study update: Diana presented that there is a draft plan that the working group created and has been shared with Jennifer at VLT. The working group hasn't met since. Diana is concerned about how to write an RFP, reach out to potential people that could do the study. Malcolm explained some details. Christine suggested contacting Adam Grinold and Laura Sibia which would be helpful

in drafting an RFP. Clarification that the HMCA will do the hiring. The selectboard has conceptually approved the use of Hogback-earmarked funds for this project. When the amount is known, the money will be released by the selectboard to the HMCA to pay the contractor. The next working group meeting will be in the first week of October, to be determined.

2. Buildings: The castle has more work to be done, which Ed is facilitating. The roof is repaired but floor needs repair. There is \$2500 set aside for repair, which has not been claimed. Discussion of what exactly the repairs are, and what is left to be done- may be found in previous minutes.

First Aid Building: it has vermiculite, but evidently does not prevent it from being ‘crunched’ and removed.

Benedict Cottage: HMCA had hoped to store T bars, but it is in worse condition than previously thought, after the 9/6/17 visit. The roof is still leaking, with damage. The electricity is stripped, plumbing and septic need to be replaced. Use is also restricted: can’t use for most commercial/money making enterprises, subdividing. However, Jennifer from VLT has said demo and removal are acceptable. Christine discussed the value of keeping it for future renovation and rebuilding: a question remains as to whether once it is removed we may be unable to build a similar building in the same location. We need to inquire about this to Jennifer at VLT. Mike agreed to contact Jennifer regarding the potential of replacing the building in the future (in an undetermined interval) if the building were demolished now. On Oct. 1 T bars will be removed to storage in Bob Anderson’s barn.

6. New Business

At the last annual meeting Malcolm proposed changes to the rules. He shared those changes. There was discussion of his changes. One change included having the HPC consist of up to 7 members, concern was expressed about letting numbers getting too low. A floor of 3 was suggested. Another change included Section VI 2. This is a proposed change to reflect that notice of proposed amendments can be done electronically. Malcolm will share changes electronically, and we will have a vote at the next meeting. in November.

Discussion of rules whereby an applicant requests permission to use CMA property. Currently an application is submitted to the town clerk, which is then reviewed and approved by the selectboard. Should the HPC have oversight? Discussion ensued. Malcolm will talk to the selectboard and town clerk, and Mike will look into how to add to the management plan to include HPC granting permission.

A discussion of buildings again: suggestion that the HPC tour the buildings, and at the next meeting to make a plan for these buildings. First Jennifer at VLT will be contacted, and Dave Elliot to price out the cost of demo.

7. A movement was made to adjourn, seconded and approved.