

**Dover Select Board
Special Meeting Minutes
West Dover Firehouse
July 11, 2016**

A subcommittee of the Dover Select Board in conjunction with the Officers of the West Dover Fire Dept. is conducting a municipal impact meeting to discuss Mount Snow Academy's purchase of The Matterhorn Inn to see if the Town is taking on any undue load by making changes. The meeting takes place on Monday July 11, 2016 at 6:00pm at the West Dover Firehouse.

Present: Rich Werner, John Snow, Rick Fletcher, Gary Carruthers, Mickey Kersten, Jeannette Eckert, Linda Holland, Bob Holland, Rolf Parker

Applicant: Todd Ormiston of Mt Snow Academy

Meeting called to order at 6:20pm

Todd Ormiston presented an overview of the project: converting the Matterhorn Inn to Mount Snow Academy facility:

- 24 students presently enrolled
 - 50% are day students; 50% are residential
- Long term goal is 50 students
- With a new facility the hope is for a ratio of 60% residential and 40% day students with a max of 30 in residential program & 20 day students
- Focus was to find a safe, appropriate, residential, environment that was also affordable
- Landed on Matterhorn for its location in terms of proximity to ski resort
- Hope is for program to be a vibrant part of community and be more visible in this location
- Todd has lived in dorms, run academic programs, has a knowledge of living, dealing with kids & parents along with staff: 22 teachers, 8 coaches
 - Background in running boarding schools in Vermont, Idaho, Maine
- Program needs room to grow

Why is the Matterhorn going to fit our needs?:

- Brian Johnson has conducted 4 or 5 inspections of the space so far
- Catamount Environmental for mold & asbestos, structural engineer, electrician, plumber—all going through the space
- Going through the Act 250 process which brings us here tonight
- Desire is to continue what Joe & Wanda started

How is the building going to change?

- Diagram has been submitted to Act 250 and Brian Johnson loosely plotting out the rooms
- Dining Room and Kitchen will remain the same
- Great room will be a common space for the kids
- Three main spaces in the building
 - 8 rooms on each floor
 - 6-7 rooms in the extension
- 1st floor will be purely academic space
- Rooms are big enough to have divider in each room—making 2 classrooms

**Dover Select Board
Special Meeting Minutes
West Dover Firehouse
July 11, 2016**

- 2nd floor will be girls' dorm—along with one admin and one faculty board room
- Boys dorm in the 1st floor extension
- Main dorm parent will be where Joe & Wanda are now next to garage
- Separate boys from the girls by the stairway & the wings
- External doors off the back—trying to figure out some kind of alarm system—don't want to have a 'revolving door' or have them locked/boarded up
- Basement rooms—12 rooms—variance exists to allow residence—would not put students down there but possibly coaches to offset costs
 - Common room—off the beaten path—to use as a rec room
 - Utility room and boiler room which will be off limits
 - Washer and dryer down there also
- Do not anticipate any major construction projects
- Roof support beam that is sagging will be addressed
- Uranium in the water but that will be taken care of by Joe & Wanda
- Working on an off campus plan for students--to not be accessible to walking on Route 100 at night; working on a Moover stop built in

Parking:

- Signage for school zone? Check with the State on this
- Students will be ages 6th grade and up
- Only open in the winter: Nov 7th to March 28th—truly a 5-month school
- No plan right now to go year round
- Long term-- may consider shoulder season programs; Rental of facility in the summer to groups
- Any change of use would need to be discussed
- Town permits should indicate number of current parking spaces. Check with zoning on this

Alarms:

- New owners: need new contact information in the event of alarm sounding
- Can move forward with whatever company currently in use
- Alarm systems on back doors—localized alarms
- Minimize the calls—2nd offense for false alarm is \$500
- If any upgrade to system, needs to be specific on where alarm is going off
- If alarm recognizes heat or smoke, fire dept. needs to come

Building Construction:

- None are planned but if electrics are ever changed, need outside shut offs
- Any other structures to be built—50-foot separation is needed
- No building over 32 feet in height
- Sprinklers are not required: Educational Facilities & Inns fall under the same code
 - Is on our list but not a priority right now
- Any build out for a larger group would have to be in the tennis court area
- Two sewer lines run under the tennis courts
- Knox Box for key access to facility – key code

**Dover Select Board
Special Meeting Minutes
West Dover Firehouse
July 11, 2016**

Hydrants:

- No hydrants needed—consider path to brook outback, 10,000-gallon swimming pool, 3,500-gallon cistern

Miscellaneous:

- There will always be an adult on premises
- Right to Know Law on hazardous materials: potential for chemistry lab—Fire Dept. and Fire District need to be aware
- Generator has been discussed—not this first year—beneficial “highly recommend within a couple of years” (about \$12,000, run on propane)

- Conduct a walk through prior to opening--1st week in November
- Sept 23rd is the anticipated closing date
- Will continue to rent building at Snow Vidda for waxing purposes/work on skis

- A small sprinkler system—3 or 4 heads run off domestic water supply is an option to consider

Meeting Adjourned at 7:10pm

Respectfully submitted by Jeannette Eckert

Minutes are posted on the Dover, Vermont website: www.doververmont.com