

**Agenda**  
**Warren Selectboard**  
**Tuesday, November 22, 2011**  
**Warren Municipal Building**

7:00 PM – Public Hearing –on a proposed bylaw amendment on the town’s Land Use & Development Regulations - (See Attached Warning) –

7:35 PM – “Discussion of Freeman Brook Stream bank Remediation Project; Other Infrastructure Updates

7:50 PM - Approval of Warrants 198,929.56

8:00 PM – Approval of Minutes for November 8, 2011 & October 25, 2011.

8:30 PM – Other Business

# CLASSIFIED ADS

Classifieds are 40¢ per word, \$6.00 minimum • Boxed Classifieds are 60¢ per word, \$7.50 minimum • No refunds. All classifieds appear on the Web page.  
Valley Reporter/Stowe Reporter/Waterbury Record combination rate \$1.00 per word • (802) 496-3928 • DEADLINE – TUESDAY AT NOON

## NOTICE – TOWN OF WARREN PROPERTY TAXES ARE DUE: NOVEMBER 10, 2011

Office hours are Monday thru Friday 9:00 to 4:30

Post mark November 10<sup>th</sup> accepted

Mail payments to: Town of Warren

Warren, VT 05674

## PUBLIC NOTICE – ROAD CLOSURE TOWN OF WARREN LINCOLN GAP ROAD (TH #3)

(Last Paved Section Starting up the Mountain)

This is to notify the residents of Warren and the travelling public that the upper part of the Lincoln Gap Road that connects to the Town of Lincoln is officially closed to all traffic. On Friday, November 4, 2011 the road will be officially gated off to all vehicles.

The Warren Selectboard

Andrew Cunningham, Chair

Matt Groom, Vice Chair

Bob Ackland

Kirstin Reilly

Anson Montgomery

## Employment

MAPLE SWEET REAL ESTATE  
broker/sales associate. info@ma-  
plesweet.com. 800-525-7965. RO

Tool Warehouse Outlet, Inc.  
Rt. 302 • Barre-Montpelier

Central Vermont's Best  
Selection of Quality Tools

Discount Prices!

802-479-3363

800-402-7656

TOOLS REPAIRED  
Air • Electric • Hydraulic

FULL-TIME DELI closing position  
available, 10am-6pm, at The War-  
ren Store. Give Colleen a call at  
496-3864.

26-27P

WAITSFIELD, PART TIME, clean-  
ing bank \$10/hour. 6 hours/week.  
M, W, F evening. Must clear back-  
ground check. 603-524-9930.

27-28P

ALARM DISPATCH-Customer  
Service. Full-time position for 3rd  
shift (midnight to 8am) at Alarm  
Monitoring Company in Stowe.  
Looking for team players! Comput-  
er experience and prior work his-  
tory on 3rd shift preferred. We offer  
good base salary, health benefits  
plus additional perks. Applicants  
must own a reliable vehicle and  
be available to work weekends.  
Software training provided for 4-6  
weeks during daytime business  
hours. Please send resume and  
letter of interest to acct@hsmcu.  
com.

27-29P

## Real Estate For Sale

SELL & PURCHASE Mad-  
er Valley & Vermont proper-  
ties. Maple Sweet Real Estate: v  
maplesweet.com, 800-525-7  
info@maplesweet.com.

CHECK OUT CONDOMIN-  
ium ownership opportunities at v  
sugarbushvt.com. Sugarbush  
Vermont Properties, 802-  
4550.

## Commercial Rentals

WAITSFIELD VILLAGE: The  
er House office space avail-  
able. Includes heat, electricity, &  
plowing. Available now. (802)  
5442 anytime.

## WARREN SELECT BOARD WARNING PUBLIC HEARING

### Revisions to the Warren Land Use and Development Regulations

The Warren Select Board will be holding a public hearing on a proposed bylaw amendment to the town's Land Use and Development Regulations on November 22nd, 2011, at 7:00: pm at the Warren Municipal Building Conference Room (old library) located at 42 Cemetery Rd. at the municipal complex in Warren Village.

The purpose of this public hearing is to review the proposed bylaw amendment to the Warren Land Use and Development Regulations. The description and purpose of the proposed bylaw amendment is the following:

1. Extend the Warren Village Historic Residential District to the north and south (of current limits) in order to include areas which are historically significant and were originally part of the Historic Village as well as overall alignment of the district along existing property lines or significant contours in the land as may be appropriate.
2. Establish a new "Warren Village Mixed Use" District to strengthen Warren Village's status as a Town Center in order to promote its social, governmental, commercial, and residential functions in the community, while taking special care to protect the residential character and quality of life enjoyed by its residents.
3. Adjust Village district standards (WVC & WVR) such that they are compatible with the proposed new district.

The Warren Planning Commission has determined that the proposed amendments conforms with or furthers the goals and policies contained in the municipal plan (as conformance is defined in 24 V.S.A. §4303), including the effect of the proposal on the availability of safe and affordable housing:

The proposed amendment furthers the goals and policies contained in the Town Plan including the following:

- [Page 6-12] Allow development in Warren Village in a manner that maintains its historic character. Consider allowing smaller lot sizes in the village to promote clustering, since there is extra septic capacity in the new system.
- [Page 6-14] in conjunction with appropriate regional and state agencies, encourage the development of subsidized housing, especially senior housing, in and adjacent to Warren Village.
- [Page 6-15] For the Warren Village Growth Center Area, the objective of 32 units incorporates the creation of a new Village Mixed Use District and an increase in density in the Warren Village Historic Residential District along with a decrease in the minimum lot size allowing for greater density further supported by the underutilized existing septic system capacity installed in the village area.
- [Page 10-17] Land Use Goal 10.A: The preservation of the Town's historic settlement patterns, defined by compact villages surrounded by rural countryside.
- [Page 10-20] Strengthen Warren Village's status as a Town Center in order to promote its social, governmental, commercial, and residential function in the community, while taking special care to protect the residential character and the quality of life enjoyed by Village residents.
- [Page 10-20] Review the list of permitted and conditional land use allowed in the WVR District, and eliminate those that could undermine the residential character of the Village, while promoting the establishment of home-based businesses.
- [Page 10-20] Review site design, parking, lighting, setbacks and related standards for development within both the WVR and WVC Districts and create standards that will protect and enhance the scale, pattern and character of development that defines the Village.
- [Page 10-20] In conjunction with (ii), above (as noted above), review WVR density standards for residential uses and determine whether appropriate locations exist to accommodate higher densities and/or smaller lot sizes in a manner that maintains and enhances existing scale, patterns and character of development.
- [Page 10-20] Add companion wrap-around mixed use district.

2. Is compatible with the proposed future land use and densities of the municipal plan:

• The proposed amendment is consistent with the proposed future land uses and densities of the municipal

### Early classified deadline for the Thanksgiving

issue, November 23. Deadline Mon., Nov. 21, at 5 p.m.

## NOTICE TO WAITSFIELD PROPERTY OWNERS

The 2<sup>nd</sup> tax installment for 2011 is due on Tuesday, November 15, 2011, before midnight.

Payments placed in the "LETTER" slot in the Town Office door at hours

OR

A clear U.S.P.S. postmark of November 15 are acceptable.

The Town Office will be open from

8:00 a.m. – 4:30 p.m. on November 15, 2011.

Jennifer Peterson  
Town Treasurer

## NOTICE TO ALL CREDITORS

The Settlor, Mae A. Ketcham, born June 10, 1920, and who lives 6710 Main Street, Waitsfield, Vermont, died on September 10, 2011. There is no executor or administrator of the Settlor's estate to which Letters Testamentary have been issued.

Creditors of the decedent are notified that all claims against the A. Ketcham Trust Amended and Restated September 16, 2002, amended, (the "Trust") will be forever barred unless presented to Kenneth J. Ketcham, Trustee, within four months after the first date of publication of this Notice.

Notice is further given that the Trust will thereafter be assigned distributed to the persons entitled thereto.

Kenneth J. Ketcham, Trustee  
445 Cutler Road  
Bath, ME 04808-9437  
Phone: (517) 641-4322

## TOWN OF WAITSFIELD DEVELOPMENT REVIEW BOARD PUBLIC HEARING NOTICE

Tuesday, November 22, 2011, 7:00 p.m.

Town Office, 9 Bridge St.

Application #3405-CU by Patricia Morse on behalf of 4276 St. LLC, 4276 Main St., for a 15 square foot, multiple business use. There is already a permitted 9 square foot, hanging sign for one business which reads "Something Sew Right." The second business

Minutes of November 22, 2011  
Warren Selectboard  
Warren Municipal Building  
7:00 PM

**Members Present:** Andrew Cunningham, Bob Ackland, Matt Groom, & Kirstin Reilly (8:15PM).

**Members Absent:** Anson Montgomery

**Others Present:** Jim (TV44/45), Craig Klofach, Rudy Elliott, Carol Peters, Barry Simpson, Dan Raddock, Lisa Miserendino, Michael Ketchel, Miron Malboeuf, & Cindi Jones.

**7:05 PM** – Meeting called to order by Mr. Cunningham.

**7:06 PM – Public Hearing – Proposed bylaw amendment on the Town’s Land Use & Development Regulations** – Mr. Klofach, Warren Planning Commission Member, started the discussion off by explaining the changes to the public and the Warren Selectboard. The Planning Commission has realigned the district of for the WRHR to include a section at the north access of RT 100 as it has some historic value and a very small section south of the village. They also have made some minor tweaks to the mixed used wrap around commercial core. In the historical Residential district they are adding a another conditional use PUD – reducing 1 acre lots to ¼ acre lots, max density would be 1 unit/1/4 acre lot and the minimum set back would be 15’ instead of the 20’ setback. In the commercial center they have add a few more uses for: elderly housing, personal/group instruction and PUD. Along with creation of the Warren Village Mixed Use District that would allow people in the district to have home business.

Mr. Cunningham inquired about the response that the Planning Commission received at their meetings. Mr. Klofach commented that they had one public hearing that there was about 20-30 people that attended to express comments. The Planning Commission also sent out surveys to residents and second homeowners but the response was not well received as they received about 270 responses from the 10,000 they sent out.

Ms. Peters commented that she lives presently on a ¼ lot and it is not very desirable. She commented that this is the third time this has been presented and does not feel it is a good idea. She commented that if you increased the density in the village there are no sidewalks to accommodate the density. Mr. Ketchel commented that from all the side walk feasibility studies it has shown that sidewalks could not be built as houses are too close to the road and there is no place to build sidewalk. Mr. Ketchel felt that people walking in the road actually slows down traffic where a sidewalk increases traffic speed. Mr. Ketchel also commented that Central Vermont Regional Planning studies have indicated that Washington County has the highest growth center and in the recent years Warren has had the highest growth rate. If the growth rate continues, Warren needs to accommodate for this growth in Warren’s zoning. Ms. Peters inquired if the Planning Commission had looked at other parts of town. Mr. Ketchel commented that they have identified two other growth centers which are Sugarbush and Alpine Village. They looked at East Warren 4 corners, but all the land is conserved. After much discussion Ms. Peters was ok with all the other changes except for the ¼ acre lot change.

The Warren Selectboard will hold another Public Hearing in January for public comment. If there are a lot of comments from the public then, the board will decide on whether to have a town wide vote at the March Town Meeting. If there are very little comments, then the board may decide to pass the amendments.

**7:40 PM – Discussion of Freeman Brook Stream Bank Remediation Project** – Mr. Simpson presented to the board the new proposed changes as proposed by the ANR, Shayne Jaquith to the project. Revisions to the plan included adding stone weirs with in specified points along the stream and that there was some debris fields that he wanted to leave in the stream. Mr. Jaquith has given his permission to proceed with the project but will be on site for the work. Mr. Simpson has prepared for contractors an invitation to bid for the project with a completion date of January 14, 2012. Mr. Simpson will contact the following contractors: JP Sicard, Dubois Construction, Kingsbury Construction and E.A. Grandfield to bid on the project. Bids are due on December 3, at 3:00 PM with opening of the bids to follow.

Mr. Ackland commented that because of all the delays that the project is late in getting started. Mr. Groom commented that it is possible that the prices could be considerably more in price because of the winter weather. Mr. Elliott inquired on why this project couldn't be done in the spring. Mr. Cunningham commented that the town is in danger of losing part of the Brook Road in certain areas and that it could be potentially a one-way road. Mr. Ackland commented if the town could split up the contract into two parts: 1) stabilization of the road as priority, and 2) installing the weirs and debris removal for next year. Mr. Cunningham inquired of Mr. Simpson the length of the project time? Mr. Simpson indicated about 3 weeks to his estimation. Mr. Cunningham commented that they would have to look at the bids on December 3<sup>rd</sup> and decide how much will be completed as there is only practical funding for this from Federal Highways. Federal Highways has only granted money for the road bank stabilization, none of the Federal Highway money can used for river stream alterations as proposed by the ANR and the Town does not have the extra funds for the project as the town will have a major share to pay after FEMA and Federal Highways has reimbursed the town.

**8:15 PM – Sugarbush Access Road Follow-Up** – Mr. Cunningham started the discussion off by commenting that F. W. Whitcomb did a nice job on the Access Road. Their original bid was \$567,792.22. The Town added the \$15,000 that was a settlement from the Sugarbush Pipeline Construction for road repairs which the town extended the paving to Alpine Options. There was and additional \$25,000 added to the contract for shortage on gravel and a completion date of October 15. F. W. Whitcomb went over their contract by 2 weeks. F.W Whitcomb did not come forward as per the contract to ask for a extension on the completion date, and F. W. Whitcomb does not feel that they owe any liquated damages for going beyond the contract date. Mr. Groom commented that project came out well and F.W. Whitcomb did extend the pavement down beyond the starting point. Mr. Groom emphasized that F.W. Whitcomb should have come to the town to request an extension, but did not feel that if we want to keep local contractors that the town should ask for liquated damages. Mr. Ackland agreed with Mr. Groom, but commented that the town needs to better manage their contracts.

Motion by Mr. Ackland to approve the payment of \$402,762.45 to F. W. Whitcomb, second by Mr. Groom. All in Favor: VOTE: 4-0.

**8:30 PM – Approval of Warrants** – Motion by Mr. Ackland to approve the warrants as presented for \$198,929.56, second by Mr. Groom. All in Favor: VOTE: 4-0.

**8:35 PM – Approval of Minutes for November 8, 2011** – Motion by Mr. Ackland to approve the Minutes of November 8, 2011, second by Mr. Groom. All in Favor: VOTE: 4-0.

**8:40 PM – Approval of Minutes for October 25, 2011** – Motion by Mr. Ackland to approve the Minutes of October 25, 2011, second by Ms. Reilly. All in Favor: VOTE: 4-0.

**8:45 PM – Approval of Warrant for the Harwood Union School District and The Warren Elementary School District for \$1,575,004.50** – Motion by Mr. Ackland to approve the warrant for \$1,575,004.50, second by Ms. Reilly. All in Favor: VOTE: 4-0.

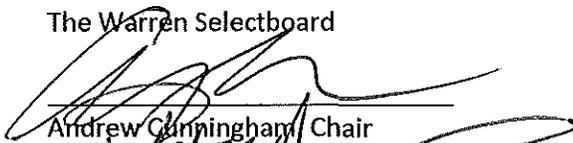
**8:50 PM – Approval of State Education Payment for \$2,903,885.00** – Motion by Mr. Groom to approve the State Education Payment warrant for \$2,903,885.00, second by Ms. Reilly. All in Favor: VOTE: 4-0.

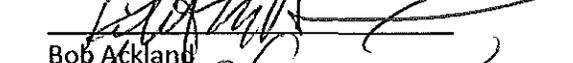
**8:50 PM – Other Business: Vermont’s Working Landscape – Investing in our Farm and Forest Future** – Mr. Ackland presented to the board the action plan of the Vermont Working Landscape Partnership. The group will be presenting to the legislature in January this action plan and ask for a special appropriation to help support this. The brochure presented is very well done and depicts the roles and plans. Mr. Cunningham commented that the board should have an article on the Town Meeting Warning that is non-binding support for this.

**9:00 PM** – Motion by Mr. Groom to adjourn, second by Ms. Reilly. All in Favor: VOTE: 4-0.

Minutes Respectfully Submitted by,  
Cindi Jones, Town of Warren Administrator

The Warren Selectboard

  
\_\_\_\_\_  
Andrew Cunningham, Chair

  
\_\_\_\_\_  
Bob Ackland

  
\_\_\_\_\_  
Matt Groom, Vice Chair

\_\_\_\_\_  
Kirstin Reilly

\_\_\_\_\_  
Anson Montgomery

**Table 2.3  
Warren Village Historic Residential District (WVR)**

**(A) Purpose.** The purpose of the Warren Village Historic Residential District is to maintain the residential character and historic settlement pattern of Warren Village, while allowing for appropriate home-based business enterprises and civic uses in a central location well served by community services and facilities, and support the Village's function as a community center.

**(B) Permitted Uses**

- (1) Accessory Dwelling [(see Section 4.1(A)(1))]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

**(C) Conditional Uses**

- (1) Accessory Dwelling [see Section 4.1(A)(2)]
- (2) Accessory Use or Structure (to a conditional use)
- (3) Adaptive Re-use (see Section 4.2)
- (4) Bed & Breakfast (see Section 4.10)
- (5) Boarding House
- (6) Cemetery
- (7) Community Care Facility
- (8) Cottage Industry (see Section 4.8)
- (9) Cultural Facility
- (10) Day Care Facility (see Section 4.5)
- (11) Duplex
- (12) Educational Facility (see Section 4.14)
- (13) Gallery/Artist Studio
- (14) Multi-Family Dwelling
- (15) Outdoor Recreation Facility
- (16) Place of Worship (see Section 4.14)
- (17) Public Facility (closed; see Section 4.14)
- (18) Public Facility (open; see Section 4.14)
- (19) PUD (See Article 8, Sec (G) Village Standards)
- (20) Wastewater Treatment/Collection Facility

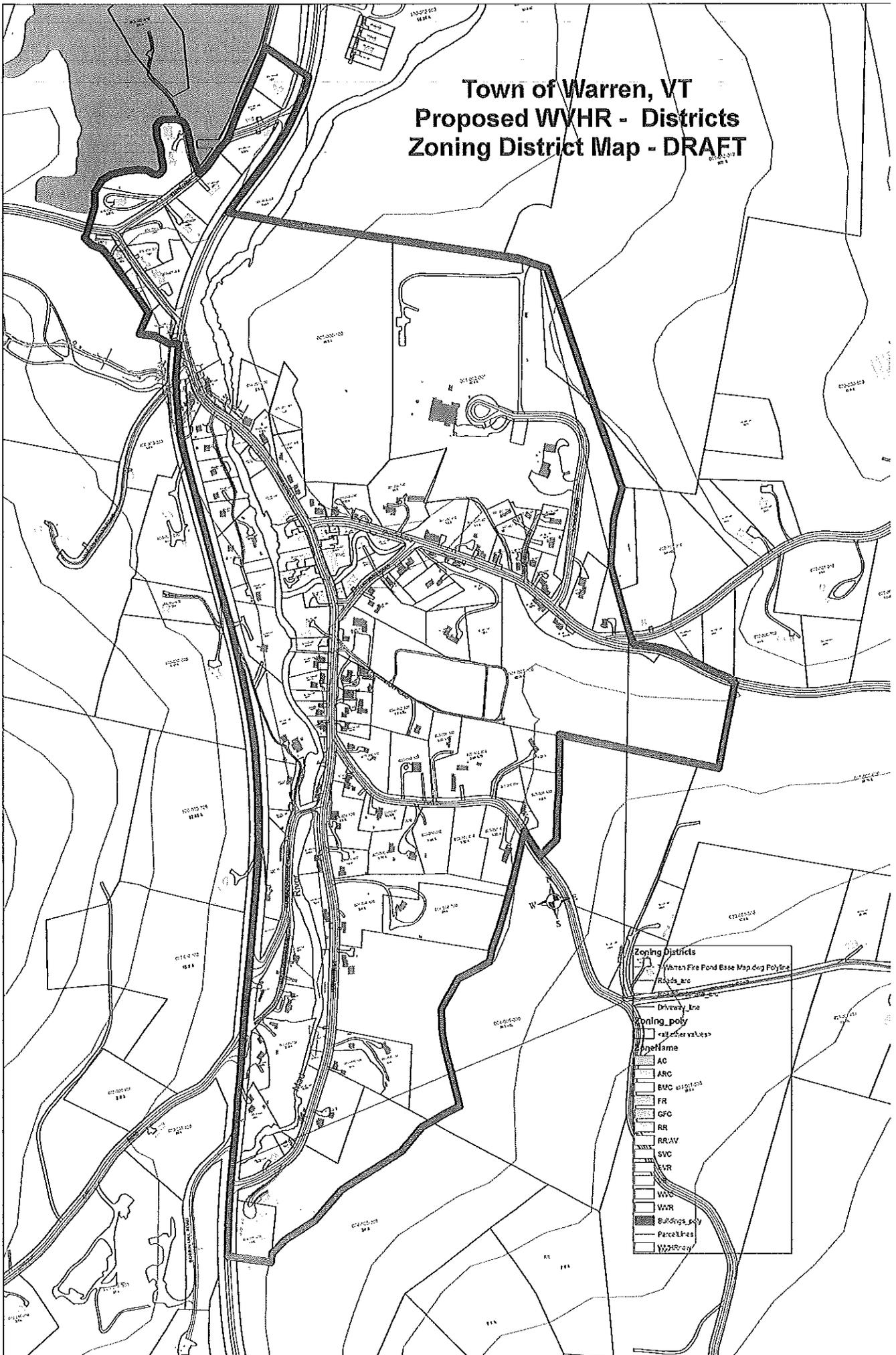
**(D) Dimensional Standards:** The following standards shall apply to all development within the Warren Village Historic Residential District

Minimum Lot Size:	<del>1</del> acre-1/4 acre	Minimum Front Setback	
Max Density (single-family dwelling):	1 unit/ 1/4 acre	(porches & entry ways)	10 feet
Max Density (multi-family dwelling):	4 units/acre	Minimum Side Setback	20-15 feet
Minimum Front Setback:	20 feet	Minimum Rear Setback	20 feet
		Maximum Building Height	35 feet

**(E) Supplemental Development Standards:**

- (1) Land development on land with a slope gradient of 15% or greater shall prepare and implement an erosion control plan, to be approved by the Development Review Board, in accordance with Section 3.4.
- (2) Notwithstanding the dimensional standards set forth in Subsection (D), structures in excess of the 35' height requirement, and structures located within the setback area, may be permitted as a conditional use in accordance with the procedures and standards set forth in Article 5 and Section 3.6.

# Town of Warren, VT Proposed WVHR - Districts Zoning District Map - DRAFT



**Table 2.10  
Warren Village Commercial District (WVC)**

**(A) Purpose.** The purpose of the Warren Village Commercial District is to maintain the character and historic settlement pattern of Warren Village, while encouraging a mix of commercial, residential and civic uses within the Village core.

**(B) Permitted Uses**

- (1) Accessory Dwelling [see Section 4.1(A)(1)]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

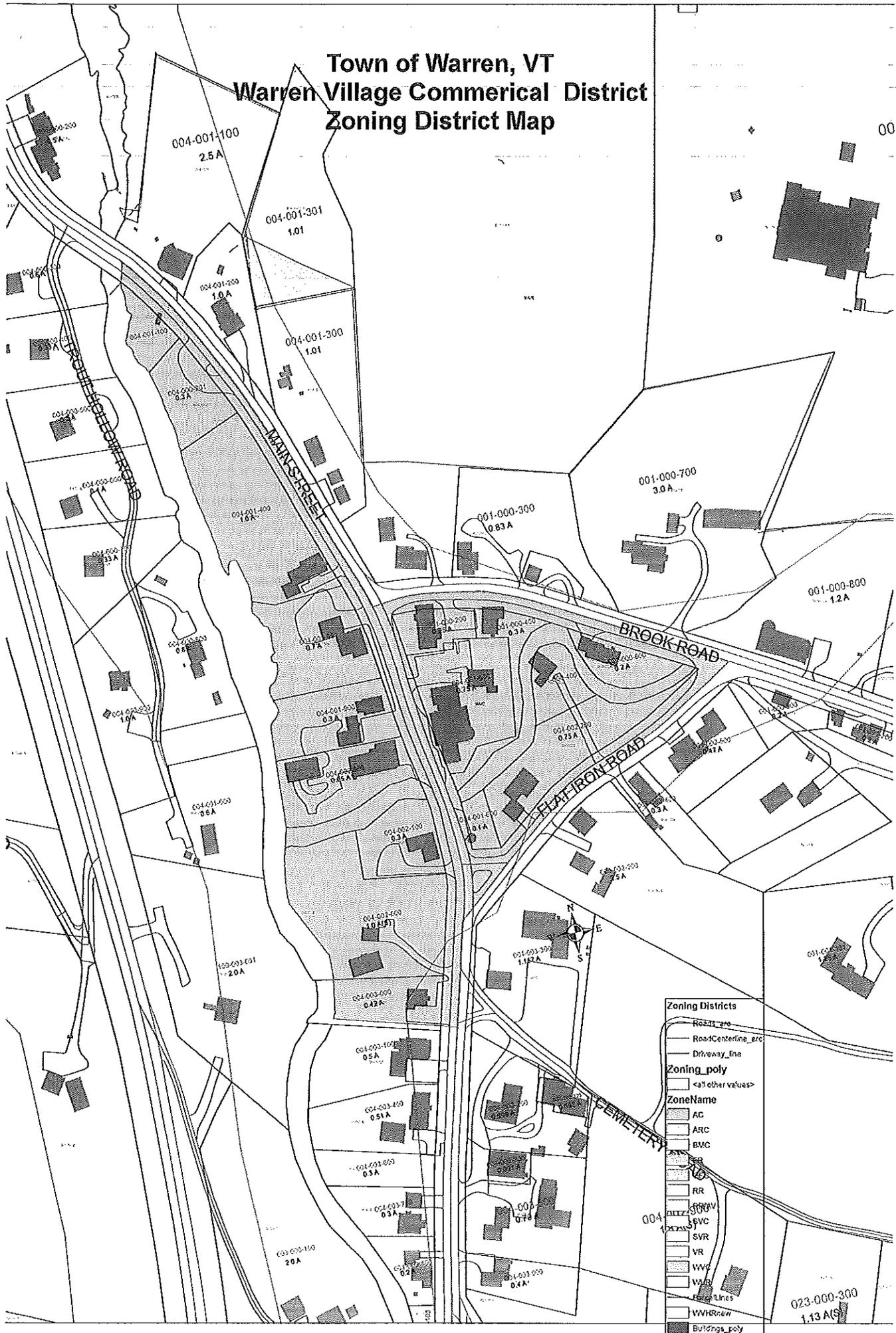
**(C) Conditional Uses**

- (1) Accessory Dwelling [see Section 4.1(A)(2)]
- (2) Accessory Use or Structure (to a conditional use)
- (3) Adaptive Re-use (see Section 4.2)
- (4) Bed & Breakfast (see Section 4.10)
- (5) Boarding House
- (6) Community Center
- (7) Community Care Facility
- (8) Cultural Facility
- (9) Day Care Facility (see Section 4.5)
- (10) Duplex Dwelling
- (11) Elderly Housing
- (12) Gallery/Artist Studio
- (13) Indoor Recreation Facility (as accessory to another permitted or conditional use)
- (14) Inn (see Section 4.10)
- (15) Mixed Use (see Section 4.11)
- (16) Multi-Family Dwelling
- (17) Personal Service
- (18) Place of Worship (see Section 4.14)
- (19) Office
- (20) Personal/Group Instruction
- (21) Public Facility (open; see Section 4.14)
- (22) PUD (See Article 8, Sec (G) Village Standards)
- (23) Retail
- (24) Restaurant (drive-thru prohibited)
- (25) Wastewater Treatment/Collection Facility

**(D) Dimensional Standards:** The following standards shall apply to all development within the Warren Village Commercial District

Minimum Lot Size:	10,000 sq. ft.
Maximum Density (dwellings):	4 units/acre
Maximum Density (lodging rooms):	8 units/acre
Minimum Front Setback:	10 feet
Minimum Side & Rear Setback:	10 feet
Minimum Lot Frontage:	75 feet
Maximum Lot Coverage:	66%
Maximum Building Height:	35 feet

# Town of Warren, VT Warren Village Commerical District Zoning District Map



**Zoning Districts**

- Roads\_ane
- Road-Centerline\_arc
- Driveway\_line

**Zoning\_poly**

- <all other values>

**ZoneName**

- AC
- ARC
- BAC
- BR
- RR
- RRV
- SUN
- SVC
- SVR
- VR
- WVC
- WVB
- WVR
- WVRnew
- Buildings\_poly

**Table 2.15**  
**Warren Village Mixed Use District (VMU)**

**(A) Purpose.** The purpose of the Warren Village Mixed Use District is to strengthen Warren Village's status as a Town center in order to promote its social, governmental, commercial and residential functions in the community, while taking special care to protect the residential character and the quality of life enjoyed by its residents.

**(B) Permitted Uses**

- (1) Accessory Dwelling [see Section 4.1(A)(1)]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

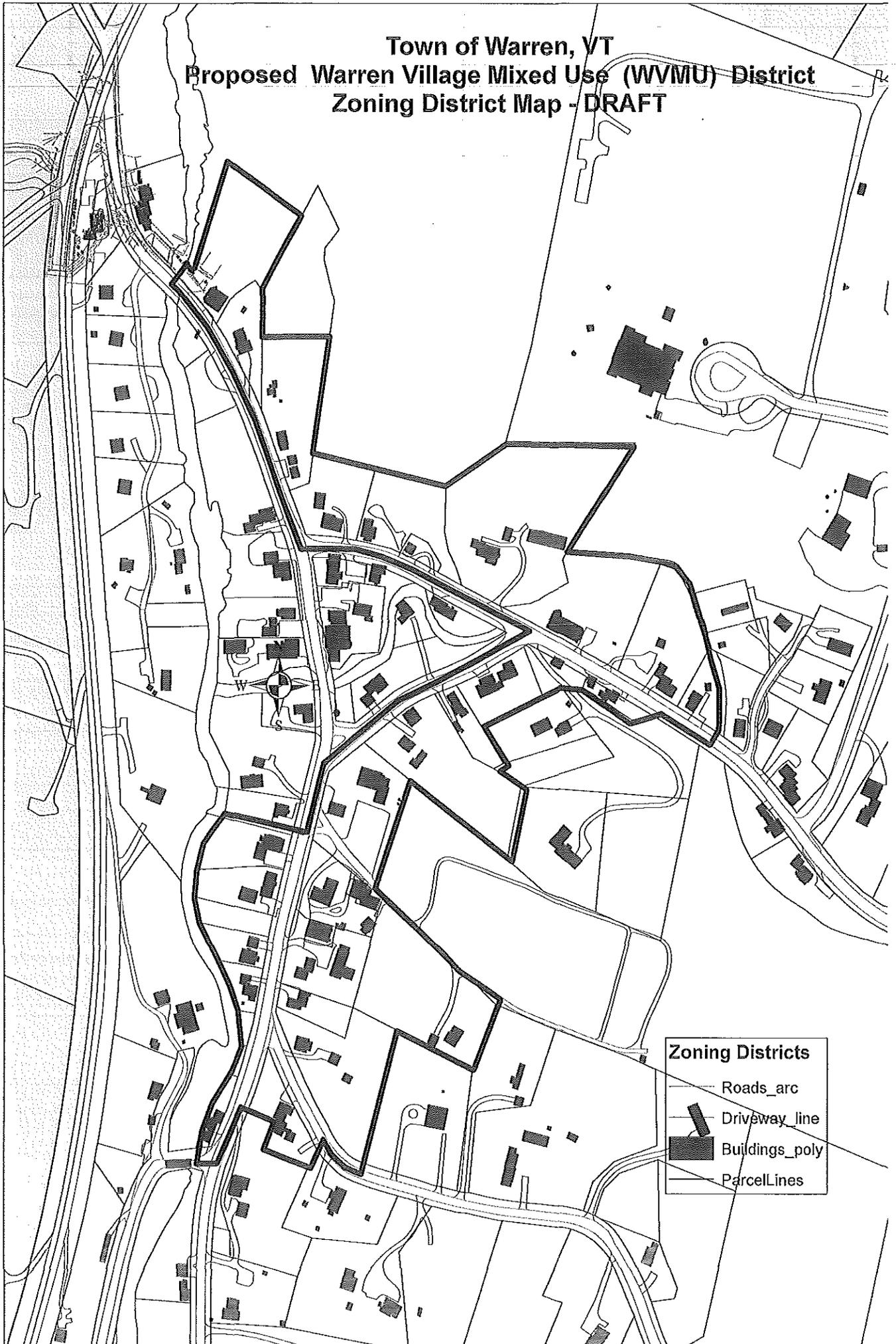
**(C) Conditional Uses**

- (1) Accessory Dwelling [see Section 4.1(A)(2)]
- (2) Accessory Use or Structure (to a conditional use)
- (3) Adaptive Re-use (see Section 4.2)
- (4) Bed & Breakfast (see Section 4.10)
- (5) Boarding House
- (6) Community Center
- (7) Community Care Facility
- (8) Cottage Industry
- (9) Cultural Facility
- (10) Day Care Facility (see Section 4.5)
- (11) Duplex
- (12) Educational Facility
- (13) Elderly Housing
- (14) Gallery/Artist Studio
- (15) General Services
- (16) Indoor Recreation Facility (as accessory to another permitted or conditional use)
- (17) Inn (see Section 4.10)
- (18) Mixed Use (see Section 4.11)
- (19) Multi-Family Dwelling
- (20) Personal Service
- (21) Place of Worship (see Section 4.14)
- (22) Office
- (23) Personal/Group Instruction
- (24) Public Facility (open; see Section 4.14)
- (25) PUD (See Article 8, Sec.(G) Village Standards)
- (26) Retail
- (27) Restaurant (drive-thru prohibited)
- (28) Wastewater Treatment/Collection Facility

**(D) Dimensional Standards:** The following standards shall apply to all development within the Warren Village Mixed Use District

Minimum Lot Size:	1/4 acre
Maximum Density (dwellings):	4 units/acre
Maximum Density (lodging rooms):	8 units/acre
Minimum Front Setback:	10 feet

Town of Warren, VT  
Proposed Warren Village Mixed Use (WVMU) District  
Zoning District Map - DRAFT



**Zoning Districts**

- Roads\_arc
- Driveway\_line
- Buildings\_poly
- ParcelLines

November 26, 2011

Andrew Cunningham  
Town of Warren  
P.O. Box 337  
Warren, VT 05674

Dear Mr. Cunningham:

I am writing to convey my feelings regarding the process of collecting real estate taxes in the Town of Warren. I had major shoulder surgery this fall and was incapacitated for about 6 weeks. At the same time, my daughter was admitted to the pain clinic at Children's Hospital for one month. Needless to say, our focus was on health related issues, and as a result the real estate tax bill on our two condominiums failed to get paid by the delinquent deadline of November 10. As a result, I received a letter from Reta Goss stating I owed a one-time 8% penalty on each and 1% interest each month. To send a penalty notice of \$895.67 within a week after the November 10 deadline is very unreasonable when no reminder letter was sent. When I called to explain the situation, I was told there are NO exceptions even for extenuating medical conditions. It is very inconsiderate not to recognize that people can be distracted by medical situations that arise in their lives. It is unfair that the Town does not send reminder notices especially to out of state owners, as I would have paid immediately if I had received one. It's obvious that it is in the best interest of the town to have the homeowners forget to pay so they can collect the 8% one-time fee which is highly excessive by any standards and 1% interest charge monthly. *A fairer solution would be to charge a 1% penalty along with the 1% monthly interest charge for the first late month and use that letter as the reminder notification. If there is no payment made, then charge 7% in the following month. The Town would then receive their 8% if unpaid but the homeowner would receive the proper follow up notification.*

To charge an 8% fee if the homeowner is late by only one day without considering other circumstances is outright robbery. Also it is shameful that there is no appeal process or recourse. It is also ridiculous that there is no follow up notification prior to the November 10 delinquent date. I am told there is a notice that goes into the Valley Reporter but that does nothing to help out of state owners.

My suggestion is to take the \$895.67 the Town of Warren is fining me and apply it to the Mad River Community Fund instead of to the town coffers. If there is any appeal process, I would like to be notified.

Sincerely,



George Bargamian  
11 Mainstone Road  
Wayland, MA 01778

Re: Parcel #326037  
Re: Parcel #324017