

Agenda  
Warren Selectboard  
Tuesday, October 23, 2012  
Warren Municipal Building  
7:00 PM

7:00 PM – Reta Goss – Tax Sales

7:10 PM- The purpose of this public hearing is to hear public comment and consider administrative approval of the proposed bylaw amendment to the Warren Land Use and Development Regulations. The description and purpose of the proposed bylaw amendment is the following:

Description & Purpose of the proposed bylaw amendment is to revise the provisions of Warren's Land Use and Development Regulations related to Chapter 8, Planned Unit and Planned Residential Development such that these planned development types are combined under one type: Planned Unit Development. The objective is to create a more straightforward planned development standard, update the standards such that there are three classifications—Crossroad Hamlet, Farmstead Cluster and Uplands Enclave, and provide density bonuses for protection of open space, affordable or special needs housing, and mixed use or hamlet development. These revisions will also bring Warren's regulations into compliance with state regulations.

7:30 PM– Department of Public Works – Project Updates

7:45 PM – Approval of Minutes for October 9, 2012

8:00 PM– Approval of Warrants

AP 96,785.55  
Payroll 22,501.02

8:15 PM – Other Business

\*\*Agenda Subject to change

Halloween - Road Closure

**Minutes of October 23, 2012**

Warren Selectboard

Warren Municipal Building

7:00 PM

**Members Present:** Andrew Cunningham, Chair, Bob Ackland, ViceChair, Anson Montgomery.

**Members Absent:** Kirstin Reilly & Matt Groom

**Others Present:** Rudy Elliott, Raymond & Marcella Gratton, Patty Sue Carter, Marilyn Miller, Reta Goss, John Goss, Craig Klofach, Barry Simpson, Jim TV 44/45, and Cindi Jones.

**7:10 PM** – Meeting called to order by Mr. Cunningham, Chair.

**7:12 PM – Tax Sales – Reta Goss** – Ms. Goss presented to the board a group of delinquent tax sale properties that are up for tax sales. They total is about \$29,000+. The procedure is that they go to public auction and have been advertised in the Valley Reporter. Ms. Goss inquired if there was no bids on the properties, was the town interested in buying them back. Even if the Town acquires any property, there is still the one year redemption period that the owner has an opportunity to reclaim the property. If after that one year period and they are not redeem the town can sell the property. Mr. Ackland inquired if there was any liability to the town. Ms. Goss commented that there is the one year redemption period and it costs the town about 1%. Ms. Goss commented that the property is sold as is if the town was to acquire any of the properties. Mr. Cunningham inquired of the date of the sale. Ms. Goss commented that the date of the sales are set for November 16, 2012 at 1:00PM in the Warren Municipal Building conference room. This would be one of two delinquent sales. Ms. Goss commented that there has been a lot of interest in these sales.

Motion by Mr. Ackland to approve buying back any properties that bids are not received on, second by Mr. Montgomery. All in Favor: VOTE: 3-0.

**7:10 PM – - The purpose of this public hearing is to hear public comment and consider administrative approval of the proposed bylaw amendment to the Warren Land Use and Development Regulations. The description and purpose of the proposed bylaw amendment is the following: - Craig Klofach**

Description & Purpose of the proposed bylaw amendment is to revise the provisions of Warren's Land Use and Development Regulations related to Chapter 8, Planned Unit and Planned Residential Development such that these planned development types are combined under one type: Planned Unit Development. The objective is to create a more straightforward planned development standard, update the standards such that there are three classifications—Crossroad Hamlet, Farmstead Cluster and Uplands Enclave, and provide density bonuses for protection of open space, affordable or special needs housing, and mixed use or hamlet development. These revisions will also bring Warren's regulations into compliance with state regulations. (Attached full version of changes Chapter 8).

Mr. Cunningham inquired on who was driving these changes. Mr. Klofach commented that part of it is state compliance, add density bonuses, and to clean up the two definitions to make it as one PUD. It is for also to compress development, pursue open spaces and have an incentive for affordable housing. Mr. Gratton had a concern about a newly subdivision that was in process next to his property. The proposed could be up to 8 houses, but currently planned is 4.

He expressed that a lot of public children use the area for sliding and that this proposed subdivision would pushed more children on his land for sliding. Mr. Klofach commented that the subdivision still has to go through all the zoning changes and that this amendment would not change that. Mr. Cunningham commented that Mr. Gratton should attend the DRB meeting to express his comments and concerns at the DRB meeting.

**7:30 PM – Department of Public Works – Barry Simpson**

Plunkton Road Bridge Project: Mr. Simpson is meeting with Mr. Evan Ditrik, Dubois & King Engineers, to look at the final placement of the guardrail and also to get their recommendation on the cement curbing along the bridge that would carry a lot of storm water off the bridge into the surrounding ditch line areas. Ms. Jones commented that the entire new guardrail would have to be removed during the stream alternation improvement to protect the bridge, next year. Mr. Elliott inquired on why the engineer is not on this project. Mr. Simpson commented that in the required contract, the engineer has to make eight site visits during construction. Mr. Simpson also reported that there was some serious washout of material behind the newly installed wing wall from the rains earlier in the week. Dubois Construction has stabilized the area and re-worked the area.

Senor Road Wash Out – Mr. Simpson also reported that the culvert by Mad Meadows plugged up with debris. The road crew removed all the debris, reset the blocks at this culvert on Monday.

**7:55 PM – Road Closure Halloween** – Mr. Cunningham started the discussion off that Ms. Reilly, who was not present, had emailed him during the day on the logistics of the Halloween Road Closure. She has sent the Valley Reporter a notice regarding the road closure for Halloween and has notified all the emergency response people. The hours of the road closure will be from 6:00PM-8:00PM, on October 31, 2012.

**8:00PM** - Motion by Mr. Ackland approve the Halloween Road Closure from 6:00pm to 8:00pm, October 31, 2012, second by Mr. Montgomery. All in Favor: VOTE: 3-0.

**8:05 PM -Approval of Minutes for October 9, 2012** – Motion by Mr. Ackland to approve the Minutes of October 9, 2012, second by Mr. Montgomery. All in Favor: VOTE: 3-0.

**8:10 PM – Approval of Payroll Warrants** – Motion by Mr. Ackland to approve the payroll warrants as presented for \$22,501.02, second by Mr. Montgomery. All in Favor: VOTE: 3-0.

**8:14 PM – Approval of Accounts Payable Warrants** – Motion by Mr. Montgomery to approve the Accounts Payable Warrants as presented for \$96,785.55, second by Mr. Ackland. All in Favor: VOTE: 3-0.

**8:15 PM – Other Business:**

Mad River Valley Planning District Update: Mr. Ackland updated the board that the Planning District has been reviewing the role, projects, administration, and funding. The Planning district is used by the local Planning Commissions, Town Projects and the also helps the business community. They want to present to the business community what the Mad River Planning District does over all for not just the Valley Towns. The Planning District has benefited all as they have brought in over \$700,000 in grant money to the Towns and community for various projects. They want to share to the community of what the Planning District does for the Valley as whole and that it is not just used help by the three towns.

They will be looking at an increase in the town allocations next year. There will be detailed presentation and discussion at the Mad River Valley Selectboard Summit regarding this.

Letter From Don LaHaye – Mr. LaHaye sent a letter to the Selectboard resigning as the representative to the Vermont Regional Planning Commission. Mr. Klofach is the Planning Commission alternate for now at the Central Vermont Regional Planning Commission. He also requests to stay on the Warren Planning Commission as a member until his term expires or a replacement can be found.

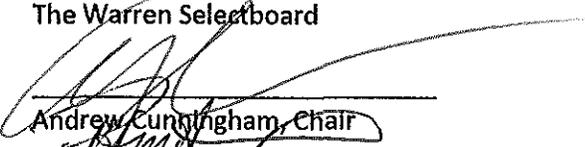
Motion by Mr. Ackland to accept the letter as presented, second by Mr. Montgomery. All in Favor:  
VOTE: 3-0.

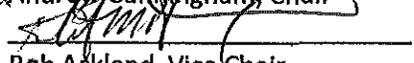
**8:25 PM – Safety Issue by Historic Sign** – Ms. Jones presented a plan on addressing concerns of safety by the Warren Historic Sign. In recent meetings of the PC (The Dam Preservation) many of the public felt that fencing along the banks edge was not a solution and would detract from the historic site. Ms. Jones presented a plan of vegetation proposed by Pastimes of Vermont. It would involve putting in 4 rhododendroms that are an evergreen shrub with purple flower s in the spring. These would fill and grow to become a hedge that would detour people from getting to close to the edge. It would also create a complimentary backdrop to the sign and area creating a natural appearance to the area. A thought of barberry shrubs that have sharp prickers would be good, however, the state has just released that it is now become an invasive species. Mr. Cunningham also commented that he has received complaints that the area needs some help in pleasing appearance.

**8:30 PM** – Motion by Mr. Ackland to adjourn, second by Mr. Montgomery. All in Favor: VOTE:L 3-0.

Minutes Respectfully Submitted by,  
Cindi Jones, Warren Town Administrator

The Warren Selectboard

  
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Andrew Cunningham, Chair

  
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Bob Ackland, Vice Chair

  
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Anson Montgomery

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