

Warren

PC proposes village zoning district changes

By Kara Herlihy

The Warren Planning Commission (PC) is seeking residents' input on proposed changes to the village zoning district that will "promote development in a manner that minimizes sprawl." A public hearing is scheduled for Monday, August 8, at 7 p.m. at the municipal building.

Since the beginning of 2008, the Warren Planning Commission has explored revision to the village zoning districts. The revisions include expansion of the Warren Village historic residential district (WVHR) as well as the creation of a new mixed-use district located between the core Warren Village commercial district and the Warren Village historic residential district.

The Warren Village commercial district includes the

properties on the west side of Main Street and runs along Main Street to the park and ride. The WVHR district also includes Main Street to the post office and the triangle of Main Street, the Brook Road and Flat Iron Road.

The village historic residential district has an outer boundary of the Warren School to the north and runs east along to the intersection of the Brook Road and Dump Road; from there it runs along to Fuller Hill Road and west to a point somewhere around Snow Road.

In fall 2008, PC members mailed out a survey entitled "Warren Village 2020" regarding the possible zoning changes to all Warren registered voters and property owners (results can be found in the Warren Town Plan Appendix A.3).

The survey was followed up with a public forum in November 2008 in order to get direct input from the public regarding the proposed changes. Now the planning commission is seeking further input from the public in order to submit the village zoning changes to the Warren Select Board for approval.

Changes to the Warren Village historic residential district include alignment of the district boundaries along existing property line boundaries or significant contours in the land and extension of the district to the north in order to include an area north of Route 100 that includes West Hill Road and Ellen Lane.

The proposal also includes the extension of the district to the south in order to include all of Main Street and the south entrance to the village, the reduction of the minimum lot size to one-quarter acre (currently one-acre zoning), and reduction of the side setback to 15 feet (currently 20 feet). Reduction of the minimum lot size does not increase lot density as current regulations permit four units per acre (multi-family).

The new Warren Village mixed use district includes the following: new district surrounds the current commercial district except along the riverside with an extension down Main Street to the covered bridge. No properties in the current commercial district are included in the mixed use district; all properties in the new district are currently in the village residential district.

According to planning com-

mission members, "The district is being created with the express purpose 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. As a result, all properties are required to maintain at least 40 percent of total enclosed floor space dedicated to long-term residential use."

While height limitations and the front setback remain consistent between all districts, the side setback is proposed to be set at 10 feet (to match that of the commercial district) and the rear setback to be 15 feet (commercial, 10 feet; residential, 20 feet). Properties abutting the river will continue to have a significant (100-foot) setback from the river as mandated by the state, which overrides the district standards.

Proposed conditional uses within the district remain consistent to those conditionally permitted in the both the commercial and residential districts; any new commercial activity proposed in the new district will be required to meet parking requirements as already established by the current zoning code.

During the planning commission's review and proposed creation of the mixed use district, existing village septic capacity was studied and currently there is sufficient capacity for both commercial and residential expansion in the zone while maintaining

the required excess capacity of the system.

Currently, the Warren Village septic system is underutilized so additional users would permit the system to operate in a more cost-effective manner for all users.

Planning commission members report, "It is not the intent of the Warren PC to radically alter the character of Warren Village. However, the PC is exploring ways in which to concentrate and promote development in a manner which minimizes sprawl in the Warren community. In addition, the PC hopes the added commercial opportunity afforded by this change will encourage local residents to invest in the community, particularly Warren Village, so that the Village will continue to enhance the quality of life for all residents of Warren and the communities of the Mad River Valley. It is the hope of the Warren PC that Village residents, particularly those whose properties will be located in this new district, will understand this change as a positive enhancement to the long term future of their property."

Those unable to attend the August 8 public meeting may submit comments directly to planning commission assistant Ruth Robbins at planning@warrenvt.org or by mail: P.O. Box 337, Warren, VT 05674.

In order to help facilitate the discussion on August 8, planning commission members encourage comments from those unable to attend by mail or email prior to the public meeting.

Waitsfield to discuss dog management issues

By Lisa Loomis

After receiving a complaint about the town's dog warden as well as a spate of neighbors complaining about each other's dog, and a request to create a ticketing program for wayward or unregistered dogs, the Waitsfield Select Board will hold a meeting to air grievances on August 8.

The board, at its July 25 meeting, considered a letter from Zachary Barkan complaining about an interaction he had with dog warden Marie Leotta on the morning of the Mad Marathon, July 10. The board also reviewed Leotta's response to Barkan's letter.

The board also reviewed a letter from Leotta requesting that the town expand the scope of her job responsibility to include fining owners

who repeatedly let their dogs roam. She also asked the select board to consider a ruling banning dogs from the Waitsfield Farmers' Market (or any other public gathering) if they do not have rabies tags and town dog licenses.

"My position should have the ability to fine these people thereby encouraging them to abide by the town laws and get the required town tags. Furthermore, it is apparent that the only people complaining about me are the ones breaking the law," Leotta wrote.

Leotta also reviewed for the board the status of ongoing complaints she has received from the Curly and Schulman families about each others' dogs. She said that one family was complaining about dogs barking and the other was complaining about dogs roaming.

Leotta said she spent timing watching and listening in the area and found that one family's dogs barked when someone or something approaches them - including the other

family's dogs which frequently slip their fence or electric collars and roam at large.

By statute, the town has the authority to hold an official quasi-judicial hearing on dog complaints, but the select board has opted to have a meeting with the dog owners and others to hear firsthand about the complaints.

"From what we've been given, it's not clear who is to blame in this situation. I think we need to hear this for ourselves," said select board chair Kate Williams.

"If you invite the two dog owners in, it's going to be a 'he said, she said,' situation," board member Sal Spinosa said.

"I agree it's going to be 'he said, she said' and we're going to have to figure out who said what," board member Paul Hartshorn added.

The town has also been working on a new dog ordinance and expects to preview it at or before that meeting as well.

Zoe's PILATE

Schedule

Mat Class	Reformer Class
8:30am - T, Th, Sat	8:30am - M, W, F
5:30pm - Mon	9:45am - M, W, F
	5:30pm - T, W, Th

(call or visit the website for details)

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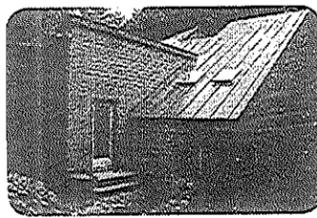
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This Week's Featured Properties



SUGARBUSH ACCESS ROAD: Come & discover the hidden treasures of this beautifully remodeled A-frame. Barely seen from the road, it's close to Rt. 100 & right on the winter shuttle route. Truly a Must See, it features radiant heated floors, vaulted ceilings & 3 beautiful bathrooms - one with a Whirlpool tub, a large deck off the living room, a basement with a separate entrance & a storage shed. 3BR...\$315,000



LOCKWOOD BROOK ROAD: This multi-level contemporary is surrounded by trees & bordered by a brook, yet close to German Flats Rd, several restaurants & Fayston Elementary School. Its rural setting, nice big windows, vaulted ceiling, fireplace, and back deck make it perfect for relaxing as well as entertaining. 3BR...\$259,900



RAINBOW PATH: Make yourself a home. This authentically rustic Vermont ski chalet is loaded with potential. Comfy, friendly & affordable, it has a bedroom/den on the main floor & three bedrooms on the walkout lower level, a living room large enough for gatherings & a wood stove to help supplement the heat. 4BR...\$169,000

condos

CLUB SUGARBUSH 2B: Unfurnished & in move-in condition this wonderfully spacious condo offers ease of maintenance, convenience & an address mere minutes from Lincoln Peak & the Sugarbush Golf Course. Its recently updated kitchen opens up the dining room/living room area & each bedroom has its own full-size, private bath. 2BR...\$315,000

GLADES 5: The location of this 2-bedroom condo is its most outstanding asset. It offers easy access to Sugarbush's Lincoln Peak, the Health Club, and all the amenities offered in the original Sugarbush Village. Situated on the first floor, it also offers direct access to the back lawn via the nice big sliders in the living room. 2BR...\$171,900

land

Fayston Hollow Road: If you love Sugarbush's Mount Ellen, then this lot is the perfect place for you to build your very own home in the woods. Be part of the action during the day, then ski back to peace & quiet once the lifts stop turning for the night. The road to this lovely lot is tucked off to the side of the Mount Ellen Access Road. The septic system has been designed, and permits are in place. 1.03 Acres...\$54,000

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