

CLASSIFIED ADS

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Valley Reporter/Stowe Reporter/Waterbury Record combination rate \$1.00 per word • (802) 496-3928 • DEADLINE – TUESDAY AT NOON

Employment

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

RO

THE INN AT THE Round Barn Farm is seeking a reliable, experienced housekeeper. Must be able to work weekends and holidays. Good staff, great guests, excellent working conditions. Please call (802) 496-2276 or send resume to lodging@theroundbarn.com.

32-34P

AFTER SCHOOL TEACHER needed! Energetic, creative person, part time, 1:30-5:45. Contact Susan Smith, 496-4772. Waitsfield. Resume + 3 references: ohaskprogram@gmail.com.

34-35P

OPEN HEARTH After School is seeking creative, reliable, energetic substitute teachers. Please send a letter of interest, three references and resume to:

Susan Smith ohaskprogram@gmail.com or 3951 Main Street, Waitsfield, VT 05673.

34-35P

AMERICAN FLATBREAD in Waitsfield is interviewing for a chef to lead our restaurant kitchen and Lareau Farm catering. This is approx. a 40+ hr/wk job. This position offers benefits including health insurance and Simple IRA contributions among others. Send resumes to clay@americanflatbread.com or call 802-496-8856 for more information.

33-35P

classifiedads@valleyreporter.com

DOCTOR of DIGITAL DATA at 1% for the Planet: Seeking data entry support for a 2-3 month initial project. Potential for conversion to a FT position. Do good and have fun doing it! Position available immediately. Please review posting @ onepercentfortheplanet.org and send cover letter and email to jobs@onepercentfortheplanet.org.

34-35P

KITCHEN/DINING ROOM help wanted, part time or full time. Chez Henri, 583-2600.

33-34P

AFTER SCHOOL TEACHER needed! Energetic, creative person, part time, 1:30-5:45. Contact Susan Smith, 496-4772. Waitsfield. Resume + 3 references: ohaskprogram@gmail.com.

34-35P

THE BRIDGES RESORT is looking to fill full-time seasonal positions in Housekeeping. Must be dependable, work weekends and able to work well with others. First-time applicants only. Benefits available. Contact Jennifer Burnell at 583-5303.

34-35P

JOIN THE WARREN STORE team. There are full-time positions open after January 1. Retail experience and great customer service and must work one weekend day. Call or come in for an application, 496-3864.

34-36P

Snow Creek, two bedrooms, two baths, \$270,000. All turnkey. Sugarbush Investment Properties, 583-4550, www.sugarbushvt.com.

34-39P

COMMERCIAL PROPERTY in Sugarbush Village. Two commercial condominium units, highly visible. Ideal for retail, interior decorator, etc., or office. One tenant in place. Combined area approximately 1650 sq. ft. Offered at \$195,000. Sugarbush Investment Properties, 583-4550, www.sugarbushvt.com.

34-35P

Real Estate For Sale

SELL & PURCHASE Mad River Valley & Vermont properties. Maple Sweet Real Estate: www.maplesweet.com, 800-525-7965, info@maplesweet.com.

RO

LOG HOUSE WITH converted barn, 4 apartments, North Road, located south of the Carpenter farm. \$325,000. (802) 279-1949.

32-35P

CHECK OUT THESE condominium ownership opportunities: Mountainside condominiums, adjacent to the Out-to-Lunch trail, one bedroom, one bath, \$135,000; two bedroom, two bath, \$195,000.

32-35P

Commercial Rentals

WAITSFIELD VILLAGE: The Fuller House office space available. Includes heat, electricity, trash, plowing. Available now. (802) 355-5442 anytime.

RO

OFFICE SPACE for rent: 925 sq. ft. Route 100, Waitsfield. Includes plowing and lawn care. Beautiful garden views. Available December 1. Call 496-7797 for details.

31-36P

PLEASANT, NEWLY RENOVATED, 1st-floor Bridge Street Marketplace, 350 SF, river frontage, includes heat, utilities. \$350. (802) 496-4730.

RO

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 January 10th, 2012, 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 hear additional 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:

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 (iii), 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 plan as noted in Item 1 above.

3. Carries out, as applicable, any specific proposals for any planned community facilities:

- The proposed amendment does not carry out any specific proposal for planned community facilities.

The proposed amendment affects the Warren Village Historic District. Revisions are proposed to Article 2, (Tables 2.3, 2.10 & 2.15) The full text of the proposed amendments is available for review at the Town Office during normal business hours and is posted on the town website, <http://www.warrenvt.org>. The amendments were approved by the Town of Warren Planning Commission on October 11th, 2011 and received by the Town of Warren, Town Clerk on October 25th, 2011.

Dated this 22nd day of December 2011.

By the Warren Select Board
Andrew Cunningham, Chair
Robert Ackland
Mathew C. Groom
Anson Montgomery
Kirsten Reilly

TOWN OF FAYSTON REQUEST FOR BIDS

The Town of Fayston is seeking bids for an operator with appropriate equipment to excavate graves in the Fayston Town Cemeteries.

Work entails excavating standard grave opening of 8' x 3.6' x 6' deep. Works needs to be done with tracked mini excavator to avoid disturbing adjoining grave sites.

In addition to excavating graves work includes backfilling and restoration of site.

In addition operator and equipment must be available with 24 hour notice. Work time may include, nights, weekends and holidays.

Please respond to the Fayston Cemetery Commission no later than January 31, 2012 by replying to:

Fayston Cemetery at c/o Fayston Municipal Office,
866 North Fayston Road, Fayston, VT 05660

TOWN OF FAYSTON NOTICE OF PUBLIC HEARINGS Development Review Board January 10, 2012

Evening Hearing Schedule Begins at 6:00 p.m.
Hearings will be Held at the Fayston Town Offices, 866
North Fayston Rd.

Public Hearing for Lot Line Adjustment Application 3157

Applicant: Bruce Dunbar

For a 8.4-acre portion of the Dunbar Estate parcel to be transferred to the neighboring property of Bruce Dunbar. Location is 433 Dunbar Hill Road.

TOWN OF FAYSTON NOTICE OF PUBLIC HEARING

The Fayston Board of Selectmen will hold a public hearing on January 9, 2012 at 6:00 p.m. at the Fayston Municipal Building to consider amendments to the Capital Budget and Program for the Town of Fayston.

The Capital Budget and Program, which has application to the entire geographic area of Fayston, contains the following sections:

1. A general narrative description of the Capital Budget and Program, its development and use.

2. A chart representing the Fayston Capital Budget and Program for the period 2012-2017.

3. An appendix containing an analysis of Fayston's finances for the period 2006-2011.

Copies of the Capital Budget and Program are available at the Fayston Town Clerk's office in the Municipal Building.

Robert Vasseur - Chairman, Board of Selectmen