

**TOWN OF WARREN
SELECT BOARD & PLANNING COMMISSION
SPECIAL PUBLIC MEETING
Tuesday, October 24, 2017, 7:00 PM
WARREN MUNICIPAL BUILDING TOWN CLERK'S OFFICE
AGENDA**

7:00 PM – Public Comment

**7:10 PM - Town Plan Update, consultant, Brandy Saxton, Place Sense.
Warren Community Survey
Objectives and Goals for the 2017 Town Plan**

Other Business

****Agenda Subject to Change***

Payroll warrants \$ 15,785.26
Payables warrants 370,313.90
minutes for 10/10/17

Minutes of October 24, 2017

Warren Selectboard

Warren Municipal Building

7:00 PM

Members Present: Andrew Cunningham, Chair, Bob Ackland, Vice Chair, Luke Youmell, Randy Graves, & Clay Mays.

Others Present: Brandy Saxton, Ruth Robbins, Miron Malboeuf, Mike Ketchel, Chris Keating (VR), Damon Reed, Mike Bridgewater, Camilla Behn, Dan Raddock, Jill Wilkinson, Ken Miller, Sam (TV 44/45), & Cindi Jones.

7:00 PM – Meeting called to order by Mr. Cunningham, Chair.

7:05 PM – Public Comment – None

7:06 PM – Town Plan Update, Consultant Brandy Saxton, Place Sense - The Warren Selectboard and the Warren Planning Commission had a joint session regarding the Town Plan. The meeting discussion focused on the purpose, policy and the future growth of Warren in the future. Ms. Saxton is taking the current outdated plan condensing it to make it comprehensive, readable and clear to understand. The layout will be less wordy with more graphs, tables and less statistics. She intends to pull out the policy pieces and condense them into one chapter easier for the public to use, and easier for the governing bodies to use as a resource. Mr. Cunningham asked if the implementation of the past plans have been easy to follow. Mr. Ketchel commented that the DRB does a good job in using it to make decisions on DRB hearings. He felt that the steps after each chapter could be better for the zoning documents and making changes. The discussion on housing was a large issue and it was asked if Ms. Saxton had used the Mad River Valley Planning District's study on housing. Ms. Saxton is using all the resources available for working on this rewrite which brought up the Air B&B Rentals, as many homeowners were changing their rentals from long term to short term day stays. It was asked by Mr. Raddock if that was something that the Selectboard wanted to see in the plan. The board felt that there would be quite a lot of push back with the second homeowners trying to use their homes to help pay for taxes. The board also felt that growth exponentially increases impacts on municipal services and how to maintain funding services going forward with not relying heavily on the property tax. The Selectboard felt that future growth in density would be more seen in the Sugarbush area in the Village area. The board felt that in looking at the vision of the town, that it needs to be broaden so not to tie the hands of future boards. Other things on the survey were ideas of having more commercial activity on the Access Road. Mr. Ackland felt that the commercial would be more from the Paradise Deli and up to the resort as there are parcels that have not been developed. They felt that from the current commercial zone and up to that point was not what Warren would want to see. Another item that came up was possibly regulating the size of residential homes, because many people looking for homes cannot afford the homes being built or the current 1970's and 1980's homes. Both boards felt that there was a lack of information for informing the public and how the town make this information more available. Mr. Cunningham commented that people don't seem to know how the budget process works according to the answers provided in the survey. Roads and Bridges were number one, and housing second. The board thought maybe a special zone in Sugarbush could be for workforce housing and promote it so that employees could stay within the area. These units would be affordable to the average wage person working in the Valley. A lot of the units for rent are too much within the centralized area of Sugarbush Resort.

It was interesting to note that on the survey question #9, that most people rated Warren as beautiful where recreation was down the list. It was a write in question and answers varied to some even saying Warren was an arrogant place.

Mr. Cunningham asked about the time line for the town plan. Ms. Saxton commented that she is hoping it have the first draft the first week of January, with a public input session after that. It was hope to try to engage the second homeowners into the discussion as well. The Warren Selectboard thanked the Planning Commission for their hard work on developing the Town Plan and thanked Ms. Saxton for her work. The board looks forward in seeing the next chapters 5 and 6.

8:45 PM – Approval of Minutes for October 10, 2017 – Motion by Ackland to approve the Minutes of October 10, 2017, second by Mr. Graves. All in Favor: VOTE: 5-0.

8:46 PM – Approval of Accounts Payable Warrants – Motion by Mr. Ackland to approve the accounts payable as presented for \$370,312.90, second by Mr. Youmell. All in Favor: VOTE: 5-0.

8:48 PM – Approval of Payroll Warrants – Motion by Mr. Ackland to approve the payroll warrants as presented for \$15,785.26, second by Mr. Youmell. All in Favor: VOTE: 5-0.

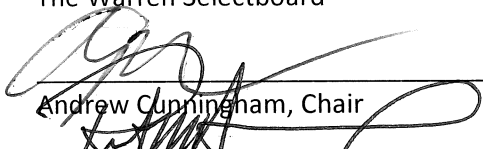
Other Business:

Mr. Cunningham commented that he had read an article in Digger concerning emails. He wanted to remind all board members that the emails regarding town business are public.

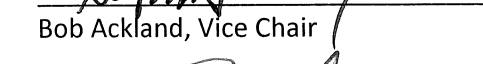
9:00 PM – Motion to adjourn by Mr. Ackland, second by Mr. Youmell. All in Favor: VOTE: 5-0.

Minutes Respectfully Submitted by,
Cindi Jones, Warren Town Administrator

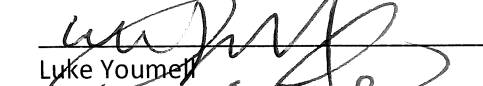
The Warren Selectboard




Andrew Cunningham, Chair




Bob Ackland, Vice Chair



Luke Youmell



Randy Graves



Clay Mays