

Agenda
Warren Selectboard
July 9, 2019
Warren Municipal Building
7:00 PM

7:00 PM – Public Comment

7:05 PM – Tax parcels Bid Opening – Reta Goss

7:30 PM – Festival Ordinance discussion on Amendments Prior to Public Hearing

7:45 PM - Approval of Minutes for June 25, 2019

7:50 PM – Approval of Accounts Payable & Payroll Warrants

8:00 PM – Other Business

\$89,667.04 \$17,238.30
*Minor Amendment to Warren Land use +
Setting Tax Rate Development Regulations*

****Agenda Subject to Change****

Minutes of July 9, 2019
Warren Selectboard
7:00 PM
Warren Municipal Building

Members Present: Andrew Cunningham, Chair, Bob Ackland, Vice Chair, Luke Youmell, Randy Graves and Camilla Behn.

Others Present: Whitney Phillips, Perry Bigelow, Reta Goss, TV 44/45 and Cindi Jones.

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

7:05 PM – Tax Parcels Bid Opening – Reta Goss, Town Clerk, - The Town had 4 parcels that were acquired at tax sale that were advertised for sale. Bids were received on 3 of the 4 properties.

1791 Airport Road - one bid received for \$21,500 by Mr. Phillips. – Motion by Mr. Ackland to approve the bid of \$21,500 for the 1791 Airport Road Property, second by Mr. Youmell. All in Favor: VOTE: 5-0.

Alberts Lane Property – 1 acre with a camp – There were two bids received on this property. The first bid was \$10,100 and the other bid was \$8,000. The minimum bid on this property was \$6,889.00. – Motion by Mr. Ackland to approve the bid of \$10,100 from Mr. Smith, second by Ms. Behn. All in Favor: VOTE: 5-0.

Alpine Lot – 2/10's of an acre – There was only one bid received on this property for \$300 by Mr. Ricketts. The minimum bid was for \$720. The \$720 dollars represents years of taxes, costs and attorney fees. Mr. Ackland inquired if the purchaser and Town could split the cost of the remainder of the extra costs associated with the property. Ms. Goss would inquire if the purchaser would be willing to split the cost.

Motion by Mr. Ackland to accept the bid and ask the purchaser, Mr. Ricketts to split the attorney fees, second by Mr. Youmell. All in Favor: VOTE: 5-0.

The 4th Property for sale was the Pope Property on Prickly Mountain Road – The total minimum bid needed was \$18,200 which included attorney fees, ads and years of uncollected tax. There were no bids on this property received. Ms. Goss would advertise this property again.

7:10 PM – Festival Ordinance discussion on Amendments – Ms. Jones presented to the board the ordinance that is in place now from 1995. The current ordinance states “Public Festival” shall mean a gathering in an outdoor place where 250 or more individuals are expected.... and that an application must be submitted 60 days prior to the event. Currently most people apply for a permit in a shorter time frame and the Town has used this for events such as the Grand Fondo, Green Mountain Stage Race, weddings, etc. There have been some events that organizers have put on without any notification to the Town. The Festival Permit alerts all the necessary emergency personnel and makes the applicant comply with sanitation facilities, security, crowd & noise control, off-street parking, camping, traffic control, food and water service, fire protection, trash and litter, and the minimum size of area for the festival. Mr. Ackland commented that he was concerned from the point of the safety, and sanitary facilities. Mr. Cunningham commented that maybe this should go back to the Planning Commission.

Mr. Graves commented that he did not think it was necessary since there were just some minor tweaks so smaller gatherings would comply as well as the big events. The board decided to defer any more discussion as they wanted more time to review.

7:25 PM – Minor Amendment to Warren Land Use & Development Regulations – The Planning Commission and Ms. Robbins, Zoning Administrator, presented to the board a proposed amendment that changes the definition of “Boarding House” in article 10 of the Land Use and Development Regulations. The current amendment states that the number of boarders needs to be “more than three, but not more than eight. This amendment will allow for more seasonal housing opportunities by increasing the maximum number of boarders. Currently Sugarbush has housing for their seasonal workers that exceeds this. The Planning Commission discussed for this issue for that zoning district and in keeping with the spirit of the new Town Plan to encourage more density housing in the Sugarbush Village and Lincoln Peak Base Growth Centers. It increases the number from 8 to up to 31 workers in this type of housing.

Article to be amended: Article 10, Definitions: Boarding House: A building or part thereof, in which lodging is provided by the owner or operator to more than 3 but less than 31 boarders as their primary residence for no less than 30 days and in which individual cooking and eating facilities are not provided for the boarders.

Motion by Mr. Ackland to proceed with the amendment as presented, second by Mr. Youmell. All in Favor: VOTE: 4-0. Mr. Graves abstained.

7:30 PM Other Business:

Setting the Town Tax Rate – Mr. Cunningham started out the conversation with the State Education Rates: Non-Residential Rate: \$1.6448, Homestead Rate: \$1.6784. The Town has no control over the Education Rates set by the State of Vermont. The board reviewed the tax calculation on the grand list of \$7,342,614.20. Tax rate calculation of \$0.397. The board decided to round up to 0.40 cents down 2 cents from last year’s rate of \$0.42.

Motion by Mr. Ackland to set the tax rate at \$0.40 cents for 2019, second by Ms. Behn. All in Favor: VOTE: 5-0.

Excavator Rental – Mr. Ackland met with Mr. Weston and it was discussed that there is a need to rent the excavator for another month to finish major projects. By renting it for another month it would more efficient and save on time for completion of projects. Mr. Cunningham asked if there was money in the budget. Ms. Jones commented that she could find the extra month rental within the highway budget. Mr. Ackland also updated the board that Mr. Weston has been completing a daily project tracker and that is going well.

7:40 PM – West Hill Project Schedule – Things are progressing very well with the contractor placing the remainder of north abutment footing and place abutment wall Friday. Anticipated project completion would be 9/2/2019 weather dependent.

7:42 PM – Lincoln Gap Hanks Brook Culvert – Ms. Jones updated the board that Dubois had moved in and had cut the trees as they are planning on setting the temporary bridge on Thursday. The Road Crew is finishing up the final two culverts on the bottom of Lincoln Gap this week.

7:45 PM – Tri-Town MOU Committee – LOT – Mr. Cunningham commented that the 6-member committee has been meeting every other week to review the bylaws and MOU and are close to completion. Each town will have the opportunity to present it to their legal counsels for approval or comments. The Selectboard should see it the end of August to vote on it and send it to the voters to vote on Australian ballot at the Town Meeting day, March 3 or the November 2020 election. All towns seem open to it with a few exceptions.

7:50 PM – Warren Fire Executive Committee/SB Member Meeting – Mr. Ackland and Mr. Cunningham attending the Warren Fire Executive Committee meeting to discuss the recent event of using the Town owned fire truck for the GMVS commencement. The Selectboard would like to be notified when the fire truck is being used for special events. The executive committee is also in the process of developing a policy for the Selectboard to look at. They also got a tour of the new gear washer. Other things discussed were the Sugarbush Fire Station for future planning, where will it be, what will it be and developing a list of needs currently on that project.

7:50 PM – Approval of Payroll Warrants – Motion by Mr. Ackland to approve the payroll warrants as presented for \$17,238.30, second by Mr. Youmell. All in Favor: VOTE: 5-0.

7:52 PM – Approval of Accounts Payable Warrants – Motion by Mr. Ackland to approve the accounts payable warrants as presented for \$89,667.04, second by Mr. Youmell. All in Favor: VOTE: 5-0.

7:52 PM – Approval of Minutes for June 25, 2019 – Motion by Mr. Mr. Youmell to approve the Minutes of June 25, 2019, second by Mr. Graves. All in Favor: VOTE: 5-0.

7:55 PM – EV Signs – Mr. Youmell commented that Mr. Sanford had given him the two EV signs to put up at the East Warren Market. The two on Main Street have already been put up.

7:58 PM – Mad River Solar Farm – The board received a packet from the Public Utility Commission for a solar application at Sugarbush on Lot F above the old Warren House site. It is available to read and comment on.

8:00 PM – Motion by Ms. Behn to go into executive session to discuss personnel inviting Ms. Jones, second by Mr. Youmell. All in Favor: VOTE: 5-0.


Ms. Jones exited the executive session at 8:35PM.

Motion by Mr. Ackland to come out of executive session second by Mr. Youmell. All in Favor: 5-0.

8:51 PM – Motion by Mr. Ackland to adjourn, second by Mr. Youmell. All in Favor: VOTE: 5-0.

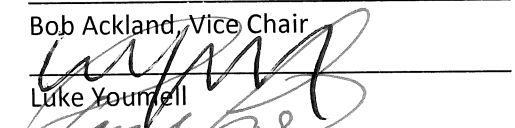
Minutes Respectfully Submitted by,
Cindi Jones, Warren Town Administrator

The Warren Selectboard



Andrew Cunningham, Chair

Bob Ackland, Vice Chair



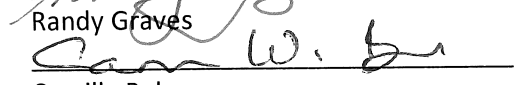
Bob Ackland, Vice Chair

Luke Youmell



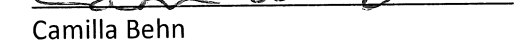
Luke Youmell

Randy Graves



Randy Graves

Camilla Behn

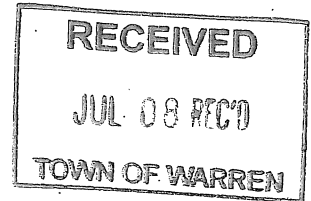


Camilla Behn

	A	B	C	D	E	F	G	H	I	J	K
1					2019						
2											
3	Gross Town Budget				\$3,502,375						
4	Approved Articles -				\$23,750		CC \$10,000 and \$13,740 Knotweed				
5	Total Gross				\$3,526,125						
6	Total Gross					\$3,526,125					
7											
8	Revenue to date:										
9	Other Revenue				\$ 201,603.61						
10	Grant Revenue to date:				\$ 184,399.01						
11											
12						386,002.64					
13	Total Revenue Rec'd to Date:										
14											
15											
16	Anticipated Revenue:										
17											
18	Current Use				\$ 89,000.00						
19											
20	Grants In Aid				\$ 12,700.00						
21											
22											
23											
24											
25											
26	Total Anticipated Grant Revenue:				\$ 101,700.00	\$ 101,700.00					
27											
28	Anticipated Revenue:										
29	Highway				\$ 60,102.44						
30	TC				\$ 16,000.00						
31	Zoning				\$ 15,000.00						
32	Photocopy				\$ 2,400.00						
33	Library				\$ 6,211.28						
34	Investments				\$ 12,000.00						
35	Hgy Fines				\$ 1,000.00						
36	recreation				\$ 8,000.00						
37	Rentals				\$ 300.00						
38											
39	Total Anticipated				\$ 121,013.72	121,013.72					
40											
41	Total Net Town Expenditures:					2,917,408.64					
42											
43	Grand List/100										
44	Tax Rate Per \$100 Assessed Value- Municipal					\$7,342,614.20					
45											
46	State Education Tax Rates:										
47											
48		Non Residential									
49		Homestead									
50											
51	HISTORY	2006	2007	2008	2009	2010	2011	2012	2013	2014	
52	Municipal Rates:	0.39	0.41	0.24	0.25	0.26	0.34	0.25	0.44	0.39	
53	Grand List			\$ 8,002,239.00	\$ 7,918,638.08	\$ 7,770,000.00	\$ 7,224,056.00	7,191,281.75	7,081,768.36	7,114,236.74	
54	Education Non-Res	\$ 2.35	\$ 2.58	\$ 1.30	\$ 1.27	\$ 1.29	\$ 1.37	\$ 1.415	\$ 1.43	\$ 1.48	
55	Homestead	\$ 2.28	\$ 1.20	\$ 1.20	\$ 1.16	\$ 1.15	\$ 1.21	\$ 1.260	\$ 1.34	\$ 1.45	
56											
57		2015		2016	2017	2018	2019				
58	Municipal Rates:	0.418		0.459	0.51	0.42	0.397	rounded up by SB to 0.40 7/9/2019 SB Meeting			
59	Grand List	7,079,810.89		\$ 7,083,557.45	7,114,736.34	7,247,275.62	7,342,614.20				
60	Education Non-Res	\$ 1.52		1.53	1.558	1.6155	1.6448				
61	Homestead	\$ 1.50		1.56	1.573	1.6327	1.6784				
62											
63											
64											
65											
66											
					Grand List: \$7,342,614.20 - \$8,800.00 = \$7,33,814.20						Tax Rate would be .0398 if you decide not to include this parcel.

Vermont Department of Taxes

NOTICE of
EDUCATION TAX RATES for FISCAL YEAR 2020



TOWN OF WARREN

Prepared: July 1, 2019

NON-HOMESTEAD TAX RATE	
Non-Homestead Tax Rate to be Assessed:	\$ 1.6448

HOMESTEAD TAX RATE	
Homestead Tax Rate to be Assessed:	\$ 1.6784
<p>The Homestead Education Tax Rate is based in part on the education spending per equalized pupil of all the pupils residing in your town. Many town districts are also members of union school districts. Each town and union school district will have a tax rate based on its spending per pupil. For towns with multiple school districts, the tax rate is a combination of those rates.</p>	

Town-specific information on education tax rate calculations will be available on the Department of Taxes website at:
<http://www.tax.vermont.gov>

By law, the legislative body in each municipality shall bill each property taxpayer at the homestead or non-homestead rate as determined by the Commissioner for their municipality.
32 V.S.A. Sec. 5402(b)(1)
If you have questions about your education tax rates, please call the Vermont Department of Taxes at (802) 828-5860.

ORIGINAL: Chair Selectboard / City Council
COPY: Town / City Treasurer

**Town of Warren
Planning Commission**

Tuesday July 9, 2019

TO: Warren Select Board

FR: Warren Planning Commission

RE: Minor Amendment to the Warren Land Use and Development Regulations

Please see the attached Report and Proposed amendment that changes the definition of "Boarding House" in Article 10 of the Land Use and Development Regulations. The current definition states that the number of boarders needs to be "more than three, but not more than eight". This amendment will allow for more seasonal housing opportunities by increasing the maximum number of boarders.

Along with the report is an Action Timeline and a copy of the Public Hearing Warning.

Thank you for your consideration.



Ruth Robbins

Planning Coordinator

Action Timeline for Amendment to the Land Use and Development Regulations

Tuesday July 9, 2019 PC Submits Report and Amendment to the SB and Town Clerk. SB to review and approve to proceed with amendment. Set date for Public Hearing [Tuesday August 13th]

Monday July 15, 2019 Submit notice to the VR for publication on Thursday July 18th.

Tuesday August 13, 2019 Select Board holds hearing to receive public comment on the amendment. If no changes SB approves and adopts.

21 days post hearing/adoption by SB, [**Tuesday September 3, 2019**] the Amendment becomes effected unless petitioned for a special vote.

Warren Planning Commission Report:

Proposed Boarding House Definition Bylaw Amendment

This report is presented for public review in accordance with 24V.S.A. Sec 4441 (c).

Description & Purpose of the proposed bylaw amendment:

The purpose of this amendment is to revise the definition of Boarding House as stated under Article 10. In some cases a Boarding House is permitted, and in others it will require Conditional Use review by the Development Review Board. This amendment will provide additional housing opportunities in those areas where higher density either already exists or is desirable. It will be especially helpful for the housing of seasonal workers for Sugarbush Resort which has increased consistently over the past several years.

The Warren Planning Commission has determined that the proposed amendment:

Conforms with or furthers the goals and policies contained in the municipal plan as evidenced below:

1.2 Goals, #2, 3rd item, page 2, "Support the economic viability of Sugarbush Resort and other businesses that contribute to the Valley's attractiveness as a four-season resort destination."

1.2 Goals, #11, 5th item, page 4, "Encourage development of diversity of housing types and prices in locations convenient to employment, town facilities, services and commercial centers consistent with traditional settlement patterns;"

3.3.02 Housing, page 35, Workforce Housing. "Warren is the epicenter of seasonal employment in the Mad River Valley with its associated demand for temporary workforce housing. It has long been the case that there is only enough housing in the Mad River Valley towns for a portion of Sugarbush's employees and what housing is available is often not affordable for low wage service workers."

3.7.06 Sugarbush Village and Lincoln Peak Base Growth Center, page 75. "Provide incentives to assure growth of housing units, including affordable and workforce housing, in accordance with the policies of this plan;"

4.2 objectives, 4.2.03, #7, page 83. "To continue to allow for and encourage the creation of the range of housing needed to attract and retain a diverse population of year-round residents in terms of age and income, including housing affordable to people working in town."

To be Amended: Article 10, Definitions; Boarding House: A building or part thereof, in which lodging is provided by the owner or operator to more than 3 but less than 31 boarders as their primary residence for no less than 30 days and in which individual cooking and eating facilities are not provided for the boarders.

The Planning Commission hereby approved the proposed amendment to the Town of Warren Land Use and Development Regulations, on May 27, 2019 and will warn a Public Hearing for Monday June 24, 2019 at 7:30 pm in the Warren Municipal Building with subsequent transmittal to the Warren Select Board.

Dated this 30th day of May 2019 By the Warren Planning Commission:

Jim Sanford, Chairman

Mike Ketchel, Vice Chairman

Dan Raddock

Camilla Behn

Randy Graves

Mike Bridgewater

Alison Duckworth



PROJECT SCHEDULE

Bridge 24
WEST HILL ROAD
WARREN, VT

WORK COMPLETED 6/10/19 THRU 6/28/19

Set-up traffic control, remove pavement, remove, rails, exploratory excavation to locate and cap existing sewer lines. Demolition of bridge deck, partial removal of north abutment, excavation to ledge for north abutment subfooting, place north abutment subfooting.

NOTE: 3 ½ days lost to heavy rain and high water

Ledge depths at north abutment were found 4' to 5' deeper than predicted from preliminary borings, resulting in additional excavation, shoring and subfooting work.

THE FOLLOWING IS PROPOSED SCHEDULE FOR WORK MOVING FORWARD.....

WEEK	DESCRIPTION OF WORK
7/1/19	Finish north abutment subfooting. Form/Reinforce north abutment footing.
7/8/19	Place north abutment footing. Form/Reinforce north abutment stem wall.
7/15/19	Place/Cure north abutment stem wall
7/22/19	Backfill/Stone north abutment. Start south abutment demolition.
7/29/19	South abutment demolition and subfooting.
8/5/19	Form, Reinforce, Place and Cure south abutment footing and stem wall
8/12/19	Form, Reinforce, Place and Cure south abutment footing and stem wall
8/19/19	Install sewer force main. Set Deck.
8/26/19	Rails, Paving
9/2/19	Clean Up