

MINUTES FEBRUARY 12, 2008
WARREN SELECTBOARD
WARREN TOWN HALL
7:00 PM

MEMBERS PRESENT: Burt Bauchner, Mac Rood, Chair, Barry Simpson, Kirstin Reilly, Erin Russell-Story.

OTHERS PRESENT: John Donaldson, Miron Malboeuf, Lisa Miserandino, Cindi Hartshorn-Jones.

7:10 PM – Meeting Called to order by Mr. Rood.

7:15 PM – PLANNING COMMISSION ZONING BY LAWS AMENDMENTS –

John Donaldson came before the board to answer any questions regarding the changes that the Planning Commission had made. Mr. Donaldson explained that the zoning laws need to reflect with the town ordinance. The looked at the town plan last year and made some changes and noted that this year other things needed to be relooked at. The first changes to the Zoning Regulations were from Chapter 117 which the Planning Commission addressed. Items that came up this year from the state was the flood hazard insurance issue where essentially the town plan needed to conform to the new Flood Hazard Insurance Laws or people wouldn't be able to get flood insurance. Then they looked at some other administrative items. They are currently working on looking at the zoning districts, setbacks, the historic village district and possibly expanding the district. They are also looking at the commercial district to perhaps include other parts of town that may be suitable for commercial. Mr. Donaldson stated that these types of items tend to be more controversial. They are also focusing on affordable housing initiatives to help foster affordable housing with maybe some inclusionary zoning where some percentage of the units might have to be dedicated to affordable housing. The Planning Commission applied for a planning grant to find help find a consultant that has experience and expertise with affordable housing initiatives. Questions raised were as follows:

Mr. Rood asked about the requirement of digital mapping requiring all people to file copies on summary report that meets the mapping requirements. Mr. Malboeuf indicated that this would be primarily required for subdivisions and in formats that can be converted by our mapper CDM easily. The DRB has the decision to waive the requests regarding this requirement. Mr. Donaldson also explained that both the DRB and Conservation Commission are onboard with the Planning Commission regarding changes to the zoning regulations.

Mr. Rood asked about the list of permits (Page 100) specifically asking that the Wastewater Disposal permit issued by the Sewage officer is taken out as the state is now in control of Wastewater Permits.

Mr. Bauchner asked a question on Page 28, Item C2 – Change that driveways shall intersect with a road at an angle of 70-90 Degrees not less than.

Page 30 – The material states the rising run but the sketch showing the rising run does not show it. Mr. Malboeuf explained that it came from another section and that they could probably write the information in.

Page 31 C1 – Plan at a legible scale – Clarification what is legible scale. Currently Mr. Malboeuf looks at what the applicant submits and if it is readable and that the dimensions are relevant with the application. If it is not legible, than Mr. Malboeuf will return it back to the applicant.

Typo page 68, item 10 four lines up-figure 8 delete.

Page 113 – Provision Public Notice, requirements for hearings. Mr. Donaldson indicated that the requirements are already written on page 109 and did not feel that it was necessary to re-state. It did not make sense to require public notice when currently every abutter will be getting a notice of hearing. It would also add an additional cost to the applicant and would slow down the DRB process. It was only for decisions that the Zoning Administrator would be deciding on. Currently proof of mailing is sent to all the abutters, it is posted at the post office, town hall, Paradise Deli and the town web site.

Item G Page 114 Legislative Agreements. This was imported from page 112 and it is not a new item. From Chapter 117 the Selectboard has the right to waive any component of the zoning regulations for the municipality. Mr. Bauchner felt that this seem to change the original intent. Mr. Donaldson was not sure why it is in there but it has been in the ordinance there for a long time. He thought that this was probably verbatim of the statute since this is the right that the state gave the Selectboard and that the drafters put this in. Mr. Donaldson would check on this and follow up. It could be just deleting the last sentence.

Typo page 131 – Under Structure, last sentence, for the latter purposes not the later purposes.

Mr. Simpson asked a question about maps for individual districts and coordinating them with the property boundaries. Too often the boundaries don't conform to streams, fences etc, especially when the stream is the boundary and when there are specific landmarks are identified as a boundary line such as stonewalls. A lot of the determinations are based on typography lines and was wondering whether there is a whole registering process that happens on specific sites in order to correct that.

Mr. Malboeuf responded by indicating that to solve this problem it requires a survey showing and conforming to those physical boundary markers to created the survey lines to put on the GIS layers. Sometimes there is another survey from an abutter that is filed and gets put on the map as a base line. Sometimes surveys can have mistakes or the surveyors can make mistakes. Mr. Rood indicated it was a question for the mapper. No

further discussions took place and Ms. Jones will set up a public hearing after Town Meeting on Tuesday, March 11, 2008 for the final public hearing on these administrative zoning amendment changes.

7:50 PM – OTHER BUSINESS –

Approval of Minutes for Tuesday, February 5, 2008 – Motion by Mr. Simpson to approve the minutes of February 5, 2008, second by Mr. Bauchner. All in Favor: VOTE: 5-0.

8:00 PM – Motion by Mr. Rood to go into executive session to discuss real estate and invite Ms. Jones, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

8:30 PM – Motion by Mr. Rood to come out of executive session, second by Ms. Russell-Story. All in Favor: VOTE: 5-0.

8:35 PM – Bannon Engineering Invoice for \$2,640.00 for the Traffic Study around Sugarbush – The board discussed and looked at the budget and agreed to take it out of the Capital Planning & Development account.

8:40 PM – Informative Letter from Dorothy Tod asking for the Selectboard to endorse her filming segments at Town Meeting Day. The board agreed that it was ok to go ahead and film parts of town meeting day. Mr. Bauchner indicated that a letter be sent to Ms. Tod and thanking her for notifying the board.

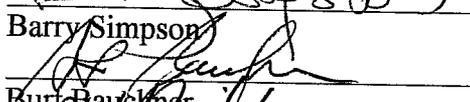
8:45 PM – Trout Hollow Letter of Response from Selectboard – Ms. Reilly asked to see the letter that was drafted to the people on Trout Hollow. Ms. Reilly also stated that Ms. Sherman on Main Street right across from the Park & Ride expressed her comment that the light was too bright. Ms. Reilly spoke to Mr. Robinson about the snow if trees were planted and they looked over the bank and there is no place to put the snow. If they planted trees on the bank they would have grow quite a bit to be effective. Mr. Simpson went over to look at the bank and the trees are primarily hardwood. They do not provide much coverage in the winter time and the bank is pretty steep down to the river. Mr. Simpson indicated to put up low level lighting there would have to be at least 3 or 4 of them like the ones at the school. The light does help with added security of the area to detour vandalism at the lot or to the surrounding houses. Ms. Jones would investigate further into the light issue.

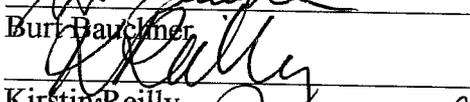
8:46 PM – The rest of board thanked Mr. Rood for his service to the Warren Board and that he would continue to work on the Path Project, Kingsbury Farm Project, and will continue to be the intermediary concerning our wastewater studies project. Mr. Rood and Mr. Bauchner will be meeting with Carol Hosford, Phil Scott and Brad Aldrich on Thursday, February 14, 2008 to gain their support to meet with the Commissioner of Wastewater regarding the Warren Demo Project.

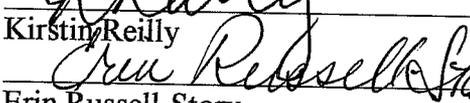
9:00 PM – Motion to Adjourn by Mr. Rood second by Mr. Simpson. All in Favor:
VOTE: 5-0.

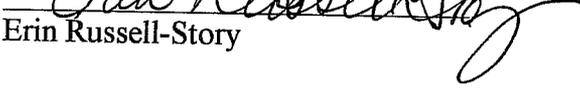
Minutes Respectfully Submitted by,
Cindi Hartshorn-Jones
Warren Selectboard


Mae Rood, Chair


Barry Simpson


Burt Bauchner


Kirstin Reilly


Erin Russell-Story

AGENDA
FEBRUARY 12, 2008
WARREN SELECTBOARD
WARREN TOWN HALL
7:00 PM

7:00 PM – PLANNING COMMISSION – REVISED ZONING BY-LAWS

8:45 PM – OTHER BUSINESS