

MINUTES FOR FEBRUARY 24, 2009
WARREN SELECTBOARD
WARREN MUNICIPAL BUILDING

7:00 PM

MEMBERS PRESENT: Burt Bauchner, Chair, Andy Cunningham (7:10PM), Kirstin Reilly, Erin Russell-Story.

OTHERS PRESENT: Barry Simpson, Bob Messner, Matt Groom, Duane Messier, Anthony White, Craig Klofach, Jim Sanford, Miron Malboeuf, Rudy Elliott, Bobbi Rood, Fred Gilbert, Margo Wade, Liza Walker (VT Land Trust), Susan Hemmeter, Cindi Hartshorn-Jones.

7:05 PM – Meeting called to order by Mr. Bauchner.

7:10 PM – PLANNING COMMISSION – Application for Village Center Designation – Mr. Malboeuf, Mr. Sanford and Mr. Klofach – The Planning Commission and Mr. Malboeuf presented to the Selectboard the plan for applying for a Village Center Designation. With this designation, the town would be able to take advantages of some tax credits. Such as a 10% tax credit for substantial rehabilitation of certified historic buildings, 25% tax credit for façade improvements, 50% tax credit for code improvements. All designated Village Centers will be given priority consideration for all grants administered through the State's Municipal Planning Grant Program, HUD Funding and the Community Development Block Grant Program. The Planning Commission is very supportive in this because it would help with the future town garage site. It also benefits property owners and business owners within the Growth Center Boundaries. The Village Center Designation as provided for in 24 V.S.A. chapter 76A, was created by the legislature to recognize and encourage local efforts to revitalize Vermont's traditional village centers. Communities who pursue the village center designation are encouraged to undertake other activities that support long-term revitalization. The grant has to be in the town's name to apply for the designation. Mr. Bauchner inquired if the designation would be compatible with the town plan and zoning? Mr. Malboeuf indicated that it would be and that the Planning Commission would need to look at the geographic boundaries for the growth center. The Planning Commission has been working with Smart Growth on this plan to provide alternatives for small villages in VT. The Selectboard agreed that the Planning Commission should pursue this application.

7:15 PM – Liquor Licenses/ Tobacco –

Sherman V. Allen (Mac's) – Motion by Mr. Cunningham to approve Sherman V. Allen's Liquor and Tobacco License, second by Ms. Russell-Story. All in Favor: VOTE: 4-0.

Warren Store – Motion by Ms. Russell-Story to approve the Warren Store's Liquor and Tobacco License, second by Mr. Cunningham. All in Favor: VOTE: 4-0.

Pitcher Inn – Motion by Mr. Cunningham to approve the Pitcher Inn's Liquor and Tobacco License, second by Ms. Reilly. All in Favor: VOTE: 4-0.

7:25 PM – Approval of Minutes for February 10, 2009 – Motion by Mr. Cunningham to approve the Minutes of February 10, 2009, second by Ms. Reilly. All in Favor:
VOTE: 4-0.

7:26 PM – Agency of Transportation 2008 Bridge Inspection Summary Reports – Bridge Inspection Reports for: Bridge 0005 (Intersection of Brook/Flat Iron), Bridge 00006, (Covered Bridge), Bridge 00007, (Brook Road before School Road), Bridge 00030, (Bridge coming into Warren North), and Bridge 00032.(Concrete Bridge by Pitcher Inn).

Mr. Bauchner inquired if Mr. Simpson had any comments on these bridges. Mr. Simpson responded in saying that the inspection had changed on the Covered Bridge. They seem to be no longer concerned with the bridge abutment. The AOT were more concerned that the Covered Bridge needed roof repair in the cedar shingles and that the approach rail should be repaired/upgraded. All members signed off on receiving the Bridge Inspection Reports.

7:25 PM – TOWN MEETING MODERATOR – BOB MESSNER – CHECK IN PRE-TOWN MEETING – Mr. Messer started off the discussion with the Town Meeting Warning asking which member would speak on the controversial articles. Article 1 – Town Officers Reports – Mr. Bauchner. Article 2 – Conservation Fund Article – Margo Wade. Article 3 – Transfer of \$150,000 from Town Reappraisal Capital Fund to Highway – Mr. Cunningham. Article 10 – Exempt Alternate non fossil energy sources – Erin Russell-Story. Article 11 – Vermont Yankee – Dorothy Todd. All other articles are boiler plate from last year.

Moving to the Town Budget: Page 22 – Administrative through Auditors – Erin Russell-Story. Page 23 – Listers through Delinquent Tax Collector – Ms Reilly. Conservation Commission Budget – Erin Russell-Story. Page 24 from Office Cost to Page 25 through to Library – Mr. Bauchner. Recreation Budget – Ms. Reilly. Highway/Dept of Public works Page 28 and Page 27 – Mr. Cunningham. Page 28 – Insurances & Taxes, Capital Budget - Mr. Bauchner.

7:40 PM – CANDIDATES FORUM – Mr. Messner acted at Moderator for this open forum for Matt Groom seeking a 3 year term on the Selectboard vacated by Mr. Simpson, and Ms. Reilly up for another 2 year term. Both candidates are running unopposed. Mr. Messner asked Mr. Groom to start off the discussion by introducing himself and what he would like to accomplish. Mr. Groom is the son of Jim and Carol Groom and he is builder. He left Warren for 7 years and moved back with his wife and children. He would like to see responsible growth so that people can live afford to live in Warren and make a decent wage to be able to live in Warren. He felt that the Warren Elementary School provides a good and strong education and that it draws a lot of people to this community. He felt that it was time for him to put his time into his community. He would also like to see the development review process not be so difficult in the permitting and would like to see some traffic control in the Village.

Ms. Reilly is up for re-election of her 2 year term and would like to continue to work in the areas of traffic control, Safe Routes to School Program and village calming measures.

Mr. Messner asked Ms. Reilly what has been the most difficult challenge this past year. Ms. Reilly answered that it was the board navigating through the Road Crew Unionizing. She was supportive of the outcome and the process was smooth. It provided the Town an opportunity to hire a DPW that would work with the Road Crew and provide supervision over town projects such as the Town Hall and Ruby Blair Building.

Mr. Elliott inquired about why the Town needed a DPW? Ms. Reilly responded that she felt that the DPW was needed to oversee the Road Crew, building projects, bridge and paving projects and budgeting. She felt that with Mr. Simpson as the DPW, the town is moving forward on planning for long term needs in road repair and maintenance.

Mr. Simpson asked Mr. Groom about what he would like to see that would attract more young people to the area? Mr. Groom responded in saying that Warren needs a reasonable property tax and affordability. It needs to provide the opportunity to create jobs with a livable wage.

Ms. Reilly responded in saying that she would like to see more opportunity for employment, reduce the tax burden, offer more affordable housing and that Warren has a good educational system in place.

8:05 PM – KINGSBURY FARM COMMUNITY FARM: CONSERVATION

EASEMENT - Ms. Wade, Liza Walker, (VT Land Trust), Susan Hemmeter, Fred Gilbert (Path) and Bobbi Rood (Path) were present for this discussion. Ms. Walker indicated that the Vermont Land Trust is looking at a closing date of March 23 on the Kingsbury Farm Property to the VT Food Bank. The VT Land Trust needed to get the Trail Access Easement signed and recorded before the closing. The Land Trust, Conservation Commission, Food Bank presented a copy comprising of changes incorporated from the different groups. Including an orthophoto Map of the property showing the trail corridor and proposed bridge crossing for trail and farm use. They also incorporated changes into the easement that Ms. Getzinger, attorney for the town on this project, had given to the Selectboard earlier. There was some discussion on trail Construction and Maintenance that needed to be changed concerning a license to the Path. The root of the trail has not been established yet. The buffer was 100' but has been changed to 50' to allow more use of the land for agricultural purposes. The Path as planned would be on the outside of the brush line. Ms. Jones inquired if Ms. Getzinger had reviewed the changes that were made yesterday. Ms. Walker indicated that she had not seen the new changes as proposed. Mr. Cunningham inquired if the Town of Waitsfield was signing off as part of Path was on a corner of the Kingsbury Farm Parcel. Ms. Walker responded in saying "no" they had not spoken to Waitsfield. The board left it that after final changes that the Land Trust need to send it back to Ms. Getzinger for legal opinion of the final changes. Mr. Bauchner also indicated that if there was an issue, that he would be the liaison for the board. The board would sign off on a special meeting set for 8:45AM, before Town Meeting.

8:30 PM – OTHER BUSINESS:

ACT 250 SEWER EXPANSION APPROVAL – Mr. Bauchner received a letter addressed to FA & A from the ANR regarding the approval of the revised sewer district. The ANR has granted and amended the permit for the sewer district expansion including the noted properties on the Dump Road and the Coates Parcel. The sewer expansion is limited to this amendment and that the Coates Parcel Main line is only used for Municipal Use for the Town Garage.

8:35 PM – Municipal Building Survey – Mr. Simpson indicated that he had received all the surveys from the office municipal employees, but had not reviewed them as of yet to report to the board.

8:40 PM – UNION ROAD CREW EMPLOYEE GRIEVANCE – Duane Messier, Union Representative and Anthony White, Lead Hand. Mr. Messier introduced himself to the board and gave the board some background on the unionization of the road crew and the contract. The grievance applied to Mr. Richard Robinson that he did not receive is 3% raised as specified in the contract. Sections of the contract were highlighted regarding that Mr. Robinson was not the working foreman and was in another bargaining unit position and did not qualify for a 3% raise. Mr. Messier stated that during contract negotiations that Mr. Robinson would be grandfather and that he would be held harmless and not lose any of his benefits or wage in the event he is not reappointed to road foreman. Mr. Bauchner stated that he has been fairly treated and has received all benefits including his current wage rate of \$24.00 per hour.

In accepting another position in the bargaining unit, Mr. Robinson is over the maximum for that classification in the bargaining unit and does not receive a 3% raise. The union stated that Mr. Robinson is a good employee who retains a lot of history on where culverts, stone walls, underground power lines, etc are. It was the Union's position that Mr. Robinson would not receive a raise in 2008, but would receive a raise in 2009 and 2010. Mr. Bauchner clarified that the contract states that he is in a classification that the maximums are lower than Mr. Robinson's current wage rate. After much conversation about ambiguous wording in the contract concerning this issue, the union would like to a decision from the board regarding this matter. If both parties are still at a stalemate then the grievance will go on to arbitration. The Selectboard has 10 days to respond to the Union concerning this grievance.


9:15 PM – Motion by Mr. Cunningham to go into executive session inviting Ms. Jones and Mr. Simpson, Mr. White and Mr. Messier, second by Ms. Reilly. All in Favor: VOTE: 4-0.

10:15 PM – Motion by Mr. Cunningham to come out of executive session, second by Ms. Russell-Story. All in Favor. VOTE: 4-0.

10:20 PM – Motion by Ms. Russell-Story to adjourn, second by Mr. Cunningham. All in Favor: VOTE: 4-0.

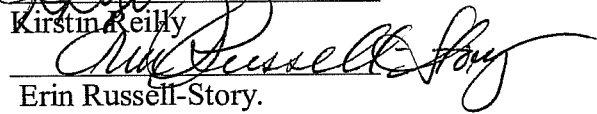
Minutes Respectfully Submitted by,
Cindi Hartshorn-Jones
Warren Town Administrator

Warren Selectboard


Burton Bauchner, Chair


Andy Cunningham


Kirstin Reilly


Erin Russell-Story.



Vermont Downtown Program

OWNER LESSOR BENEFITS OF VILLAGE CENTER DESIGNATION

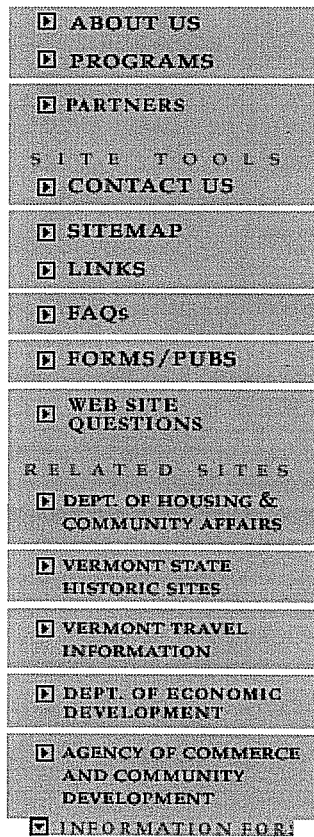
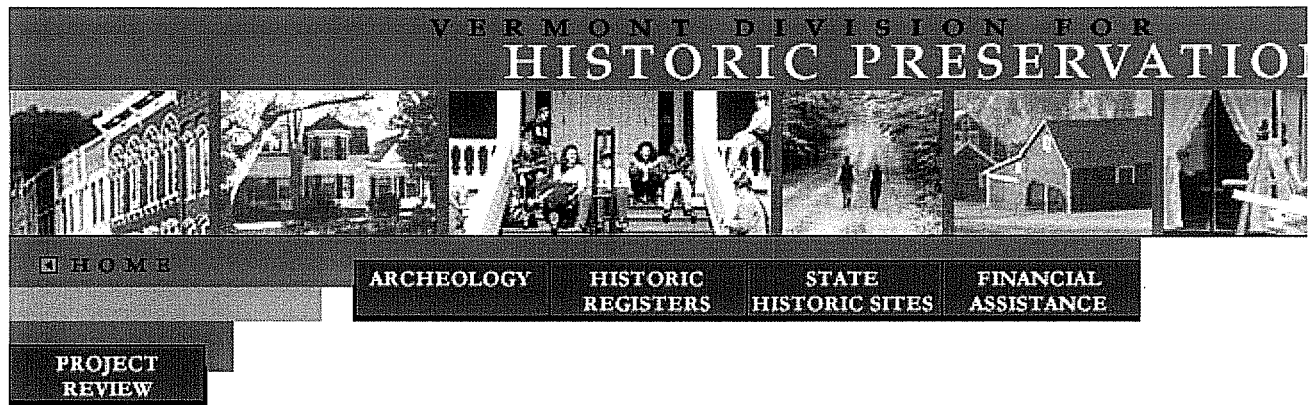
KEY BENEFITS FOR THE VILLAGE CENTER DISTRICT

Since its inception in 2002, the Vermont village center designation process recognizes and encourages local efforts to revitalize Vermont's traditional village centers. Village centers are the traditional center of the community, typically composed of a cohesive core of residential, civic, religious, and commercial buildings arranged along a main street and intersection streets.

Benefits to property owners, business owners, lessees and the village are briefly described below with contact information for each.

- **10% Tax Credit for Substantial Rehabilitation of Certified Historic Buildings:** A state income tax credit of 10% for the costs of substantially rehabilitating a certified historic building is available as an "add-on" credit for projects that qualify for the 20% Federal Rehabilitation Investment Tax Credit (RITC). Projects qualifying for the 10% credit will thus receive a net 30% credit. The federal RITC is available to owners and lessees for project costs that meet or exceed the adjusted basis of an income-producing building that is on or becomes listed on the National Register of Historic Places. The credits are for all costs involved in rehabilitating a building, including exterior and interior improvements, code compliance, plumbing, and electrical upgrades. An applicant may request the tax credit allocation in the form of a Bank Credit Certificate which a bank may accept in return for cash, or for adjusting the rate or term of the applicant's loan on the building. Maximum award is \$50,000. Contact the Division for Historic Preservation, 802-828-3047.
- **25% Tax Credit for Façade Improvements:** A state income tax credit of 25% is available for owners or lessees of buildings built prior to 1983 that undertake projects to rehabilitate a building façade or storefront that contributes to the integrity of the designated downtown, but does not qualify for the 20% Federal RITC and 10% State "add-on" credit (above). An applicant may request the credit allocation in the form of a bank credit certificate. Minimum expenditure is \$5,000, and the credit maximum is \$25,000. Contact: Division for Historic Preservation, 802-828-3047.
- **50% Tax Credit for Code Improvements:** A 50% state income tax credit is available to property owners and lessees for the costs of bringing a building into compliance with state building codes, to abate hazardous materials, or to redevelop a contaminated property. It includes a maximum award of \$12,000 for a platform lift, \$50,000 for sprinkler systems, \$50,000 for elevators, and \$25,000 for the combined costs of all other qualified code improvements, as well as costs for hazardous material abatement and contaminated sites redevelopment. This credit may be used in conjunction with the other two credits, as long as the applicant does not request credits more than once on an eligible expenditure (i.e., no double dipping). An applicant may request the credit allocation in the form of a bank credit certificate. Contact: Division for Historic Preservation, 802-828-3047.
- Designated village centers will be given priority consideration for all grants administered through the State's Municipal Planning Grant Program and the Consolidated Plan for HUD funding, including the Community Development Block Grant Program (CDBG).
- Designated village centers will be given consideration and priority by the State Building Department when leasing or constructing buildings, in consultation with the community.
- A special assessment district in a designated village may use funds for operating costs in addition to capital expenses.

For further information on state and federal tax credits for building rehabilitation contact:
Chris Cochran, 802-828-3047, chris.cochran@state.vt.us
or www.HistoricVermont.org



... [Educators](#)
... [Homeowners](#)
... [Local Officials](#)
... [Developers](#)

Pour traduire cette page, cliquez un drapeau. Pas disponible pour documents PDF et "Microsoft Office".

DOWNTOWN PROGRAM

DESIGNATED VILLAGE CENTERS

Village center designation, as provided for in 24 V.S.A. chapter 76A, was created by the legislature to recognize and encourage local efforts to revitalize Vermont's traditional village centers. While village center revitalization is an ongoing process to improve a community's vitality and livability, village center designation is only one tool and its focus is on supporting commercial activity in the center of Vermont's villages. Communities who pursue village center designation are encouraged to undertake other activities that support long-term revitalization.

MUNICIPALITY DESIGNATED VILLAGE CENTERS

Town of Alburgh	Alburgh Village Center
Town of Barton	Barton Village Center
Village of North Bennington	North Bennington Village Center
Town of Benson	Benson Village Center
Town of Bethel	Bethel Village Center
Town of Brattleboro	West Brattleboro Village Center
Town of Brighton	Island Pond Village Center
Town of Brookfield	Brookfield Village Center
Town of Brownington	Brownington Village Center
Town of Cavendish	Cavendish Village Center
Town of Cavendish	Proctorsville Village Center

Programs

Downtown Program

Designated Village Cent

- Summary of the 2006 Downtown & Village Center Tax Credits
- Application for Downtown and Village Center Tax Credits
- Designated Village Centers Designation Application
- Revitalizing Village Centers
- Benefits for Designated Village Centers

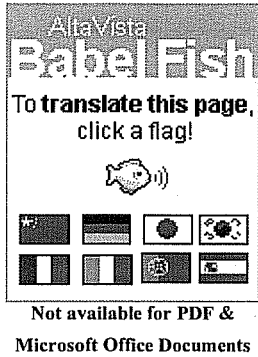
CONTACT INFORMATION

Vermont Downtown Program

[Joss Besse](#)

802-828-3211

802-828-3206 (fax)



Town of Chelsea	Chelsea Village Center
Town of Danby	Danby Village Center
Town of Danville	Danville Village Center
Town of Derby	Derby Line Village Center
Village of Enosburg Falls	Enosburg Falls Village Center
Village of Essex Jct.	Essex Junction Village Center
Town of Fair Haven	Fair Haven Village Center
Town of Guilford	Algiers Village Center
Town of Hardwick	Hardwick Village Center
Town of Hartland	Hartland Three Corners Village Center
Town of Hartland	Hartland Four Corners Village Center
Town of Hartland	North Hartland Village Center
Town of Hinesburg	Hinesburg Village Center
Village of Hyde Park	Hyde Park Village Center
Town of Jamaica	Jamaica Village Center
Town of Jericho	Jericho Corners Village Center
Village of Johnson	Johnson Village Center
Town of Montgomery	Montgomery Center Village Ctr.
Town of Montgomery	Montgomery Village Center
Town of Mt. Holly	Belmont Village Center
Town of New Haven	New Haven Village Center
Town of North Hero	North Hero Village Center
Town of Norwich	Norwich Village Center
Town of Pawlet	Pawlet Village Center
Town of Pawlet	West Pawlet Village Center
Town of Peacham	Peacham Village Center
Town of Peru	Peru Village Center
Town of Pittsfield	Pittsfield Village Center

Town of Pittsford	Pittsford Village Center
Town of Plainfield	Plainfield Village Center
Town of Poultney	East Poultney Village Center
Town of Pownal	Pownal Village Center
Town of Pownal	North Pownal Village Center
Town of Putney	Putney Village Center
Town of Randolph	East Randolph Village Center
Town of Readsboro	Readsboro Village Center
Town of Richmond	Richmond Village Center
Town of Richford	Richford Village Center
Town of Rochester	Rochester Village Center
Town of Rockingham	Saxtons River Village Center
Town of Royalton	Royalton Village Center
Town of Royalton	South Royalton Village Center
Town of Sharon	Sharon Village Center
Town of Shelburne	Shelburne Village Center
Town of Strafford	South Strafford Village Center
Town of Stowe	Stowe Village Center
Town of Swanton	Swanton Village Center
Town of Townshend	Townshend Village Center
Town of Tunbridge	Tunbridge Village Center
Town of Tunbridge	North Tunbridge Village Center
Town of Waitsfield	Waitsfield Village Center
Town of Wallingford	South Wallingford Village Ctr.
Town of Wallingford	Village of Wallingford Village Ctr.
Town of Wallingford	East Wallingford Village Center
Town of Waterville	Waterville Village Center

Town of Newbury	Wells River Village Center
Town of West Fairlee	West Fairlee Village Center
Town of West Rutland	West Rutland Village Center
Town of Weston	Weston Village Center
Town of Westminster	Westminster Village Center
Town of Westminster	Westminster West Village Center
Town of Westminster	Westminster Station Village Ctr.
Town of Westminster	North Westminster Village Ctr.
Town of Whitingham	Whitingham Village Center
Town of Williston	Williston Village Center
Town of Wilmington	Wilmington Village Center
Town of Woodstock	Woodstock Village Center
Town of Worcester	Worcester Village Center



www.HISTORICVERMONT.c



Vermont Downtown Program

OWNER LESSOR BENEFITS OF VILLAGE CENTER DESIGNATION

KEY BENEFITS FOR THE VILLAGE CENTER DISTRICT

Since its inception in 2002, the Vermont village center designation process recognizes and encourages local efforts to revitalize Vermont's traditional village centers. Village centers are the traditional center of the community, typically composed of a cohesive core of residential, civic, religious, and commercial buildings arranged along a main street and intersection streets.

Benefits to property owners, business owners, lessees and the village are briefly described below with contact information for each.

- **10% Tax Credit for Substantial Rehabilitation of Certified Historic Buildings:** A state income tax credit of 10% for the costs of substantially rehabilitating a certified historic building is available as an "add-on" credit for projects that qualify for the 20% Federal Rehabilitation Investment Tax Credit (RITC). Projects qualifying for the 10% credit will thus receive a net 30% credit. The federal RITC is available to owners and lessees for project costs that meet or exceed the adjusted basis of an income-producing building that is on or becomes listed on the National Register of Historic Places. The credits are for all costs involved in rehabilitating a building, including exterior and interior improvements, code compliance, plumbing, and electrical upgrades. An applicant may request the tax credit allocation in the form of a Bank Credit Certificate which a bank may accept in return for cash, or for adjusting the rate or term of the applicant's loan on the building. Maximum award is \$50,000. Contact the Division for Historic Preservation, 802-828-3047.
- **25% Tax Credit for Façade Improvements:** A state income tax credit of 25% is available for owners or lessees of buildings built prior to 1983 that undertake projects to rehabilitate a building façade or storefront that contributes to the integrity of the designated downtown, but does not qualify for the 20% Federal RITC and 10% State "add-on" credit (above). An applicant may request the credit allocation in the form of a bank credit certificate. Minimum expenditure is \$5,000, and the credit maximum is \$25,000. Contact: Division for Historic Preservation, 802-828-3047.
- **50% Tax Credit for Code Improvements:** A 50% state income tax credit is available to property owners and lessees for the costs of bringing a building into compliance with state building codes, to abate hazardous materials, or to redevelop a contaminated property. It includes a maximum award of \$12,000 for a platform lift, \$50,000 for sprinkler systems, \$50,000 for elevators, and \$25,000 for the combined costs of all other qualified code improvements, as well as costs for hazardous material abatement and contaminated sites redevelopment. This credit may be used in conjunction with the other two credits, as long as the applicant does not request credits more than once on an eligible expenditure (i.e., no double dipping). An applicant may request the credit allocation in the form of a bank credit certificate. Contact: Division for Historic Preservation, 802-828-3047.
- Designated village centers will be given priority consideration for all grants administered through the State's Municipal Planning Grant Program and the Consolidated Plan for HUD funding, including the Community Development Block Grant Program (CDBG).
- Designated village centers will be given consideration and priority by the State Building Department when leasing or constructing buildings, in consultation with the community.
- A special assessment district in a designated village may use funds for operating costs in addition to capital expenses.

For further information on state and federal tax credits for building rehabilitation contact:

Chris Cochran, 802-828-3047, chris.cochran@state.vt.us
or www.HistoricVermont.org

AGENDA
FEBRUARY 24, 2009
WARREN SELECTBOARD
7:00 PM

7:00 PM – PLANNING COMMISSION –Application for Village Center Designation.

7:25 PM – CANDIDATES FORUM

7:40 PM – TOWN MEETING MODERATOR – BOB MESSNER
Check In On Town Budget – Which Selectboard member will answer
questions to what section of the budget?

8:00 PM – KINGSBURY COMMUNITY FARM: CONSERVATION EASEMENT.

8:30 PM – OTHER BUSINESS

Approval of Minutes for February 10, 2009
Liquor Licenses /Tobacco– Sherman V. Allen, Inc – Mac's
Warren Store Liquor License/Tobacco

8:45 PM – UNION ROAD CREW EMPLOYEE GRIEVANCE